

Property Information & Frequently Asked Questions

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Property Address: 7/4 Fox Lane, Ballina

Property Layout	3 Bed 2 Bath 1 Car
Sale/Auction details	For Sale - Private Treaty
Price Guide	\$699,000
Total/Land size sqm	107m2
Property & Complex Description:	Brick Veneer Family Home
Age of property?	Built in 1990
Reason for selling?	Selling Investment
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Vacant
What is the rental estimate?	Around \$680pw
Lease end date?	N/A

























Gas, electric or induction oven/cooktop?	Elec	What is the aspect of the property?	Front - N/E
Automatic garage doors?	Yes	Age of improvements/renovations?	Nil
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes, Downstairs	What are the Council Rates?	\$2,447.24pa
Is there water storage?	No	UCV	\$105,252
Is there solar energy?	No	Strata Manager?	Curtis Strata
NBN connection available?	In The Area	Strata Levies?	\$720pq
Is there any additional storage?	No	Admin/Capital Works Fund?	\$173,219.44
Type of hot water system?	Elec	Common Property?	Yes, Refer To Contract

History of Ballina Shire

The original inhabitants of the Ballina area were the Bundjalung Aboriginal people. The name Ballina is thought to be sourced from Bundjalung word, "bullinah", meaning "place of many oysters". One possibility is that the Aboriginal name reminded the predominantly Irish settlers of "Ballina", so the name's origin could be an accidental or deliberate corruption of the Aboriginal form.

European settlement dates from 1842, with land used mainly for timber-getting and agriculture. From the 1860s, land was used more for sugar cane growing, maize growing and dairy farming. Gradual growth took place during the late 1800s. The area saw significant development occurring from the post-war years, with the population increasing from about 8,000 in 1947 to about 9,000 in 1966. Rapid growth took place during the 1970s and 1980s. The population increased from under 11,000 in 1971 to 19,000 in 1981, and then to 30,000 in 1991. As of 2020 the shire has a population of 45,217.

Recent Sales:

1	4 HAMILTON LANE BALLINA NSW 2478	Sold \$780,000
	<p>  2  1  -  161m²  103m² Year Built 1980 DOM 14 Sold Date 08-Dec-23 Distance 0.36km First Listing - Last Listing - </p>	
2	23/136 CHERRY STREET BALLINA NSW 2478	Sold ^{RS} \$772,500* ^{UN}
	<p>  3  1  1  -  111m² Year Built 1993 DOM 93 Sold Date 07-Jun-24 Distance 0.52km First Listing Contact Agent Last Listing Contact Agent </p>	
3	1/8-10 NAMITJIRA PLACE BALLINA NSW 2478	Sold ^{RS} \$770,000* ^{UN}
	<p>  3  2  1  1,505m²  121m² Year Built 1981 DOM 100 Sold Date 27-Jun-24 Distance 0.98km First Listing Contact Agent Last Listing Sold </p>	
4	7/7-9 TAMAR STREET BALLINA NSW 2478	Sold \$712,000
	<p>  3  1  1  164m²  112m² Year Built 1990 DOM 89 Sold Date 11-Sep-23 Distance 1.15km First Listing - Last Listing - </p>	