

Property Information & Frequently Asked Questions

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Property Address: 1/42 Liffey Avenue, Cumbalum

Property Layout	4 Bed 2 Bath 1 Car
Sale/Auction details	For Sale - Private Treaty
Price Guide	\$830,000 - \$900,000
Total/Land size sqm	408sqm
Property & Complex Description:	Duplex
Age of property?	Built 2018
Reason for selling?	Selling Investment
How long have the current owners lived there for?	Since New
Is the property owner occupied/tenanted?	Vacant
What is the rental estimate?	Around \$750pw
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?	Internally Repainted Aug 2024
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes	What are the Council Rates?	\$2,690.15pa
Is there water storage?	No	UCV	\$294,500.00
Is there solar energy?	Yes Around 6kw	Builder	GJ Gardner
NBN Connection?	Yes	Strata Manager?	N/A
Additional Storage?	Garden Shed	Strata Levies?	Nil, Split Building Insurance Only
Type of hot water system?	Gas	Admin / Capital Work Funds?	N/A

McGrath

Ballina
176 River St
Ballina NSW 2478
+61 2 6618 3399

Alstonville
3/78a Main Street
Alstonville NSW 2477
+61 2 6618 3399

Lennox Head
47 Ballina Street
Lennox Head NSW 2478
+61 2 6687 6155

Riverwalk Realty Pty Limited ABN 83 672 598 067 (an independently owned and operated Franchise business) T/as McGrath Ballina/Lennox Head/Alstonville
Capvale Pty Ltd ABN 42 865 134 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head
Bangalow Hinterland Property Management Pty Ltd ABN 11 143 031 154 T/as McGrath Lennox Head


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:

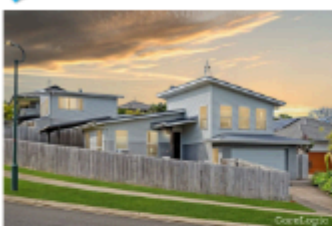
- 1** 14 HARTIGAN STREET CUMBALUM NSW 2478 **Sold** ^{RS} **\$943,000** ^{UN}




4	2	2	881m ²	-
Year Built	-	DOM	40	
Sold Date	29-Jul-24	Distance	0.93km	
First Listing	Guide - \$950,000			
Last Listing	Guide - \$950,000			
- 2** LOT 1/2 BARNWALL STREET CUMBALUM NSW 2478 **Sold** **\$935,000**



4*	2*	2*	402m ²	-
Year Built	-	DOM	-	
Sold Date	19-Jun-24	Distance	0.92km	
First Listing	-			
Last Listing	-			
- 3** 5 O'ROURKE STREET CUMBALUM NSW 2478 **Sold** **\$860,000**



4	2	2	448m ²	-
Year Built	-	DOM	49	
Sold Date	18-Oct-23	Distance	0.44km	
First Listing	For Sale - Contact Agent			
Last Listing	For Sale - Guide \$850,000 - \$900,000			
- 4** 1/18 KEMP STREET CUMBALUM NSW 2478 **Sold** **\$850,000**



3	2	2	436m ²	114m ²
Year Built	2018	DOM	47	
Sold Date	13-Apr-24	Distance	0.56km	
First Listing	NEW TO MARKET - CONTACT BRYCE			
Last Listing	\$850,000			