

Property Information & Frequently Asked Questions

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Property Address: 18 Dent Crescent, Cumbalum

Property Layout	Main House - 5 Bed 3 Bath 2 Carr Granny Flat - 2 Bed 1 Bath
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,400,000 - \$1,500,000
Total/Land size sqm	987sqm
Property & Complex Description:	House
Age of property?	Built in 2024
Reason for selling?	Selling Investment
How long have the current owners lived there for?	Since new
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	Main house \$850 - \$88pw Granny Flat - around \$550pw
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	Rear faces - East
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?	Around \$3,000pa
Is there water storage?	Recycled Water Connected	UCV	TBA
Is there solar energy?	Yes	Builder	Metricon
NBN Connection?	In Area	Separately metered for power?	Yes
Additional Storage?	In Garage	Common Property	No
Type of hot water system?	Electric		
Pool?	No - room available		

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.

Relevant Sales:

1 4 LAWRENCE RISE CUMBALUM NSW 2478 **Sold** **\$1,650,000**

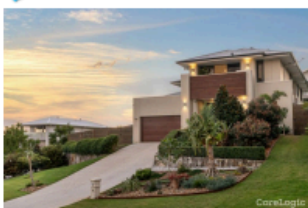


6 3 2 719m² -
 Year Built - DOM 42
 Sold Date 09-Aug-22 Distance 0.6km
 First Listing Auction
 Last Listing Contact agent

Notes from your agent

Last house to sell with a free-standing granny flat

2 33 HIGHFIELD TERRACE CUMBALUM NSW 2478 **Sold** **\$1,600,000**



4 2 2 919m² -
 Year Built 2016 DOM 128
 Sold Date 12-Jul-24 Distance 0.49km
 First Listing For Sale - Contact Agent
 Last Listing \$1,600,000

3 7 ECLIPSE CRESCENT CUMBALUM NSW 2478 **Sold** **\$1,540,000**



4 3 2 630m² 288m²
 Year Built 2019 DOM 156
 Sold Date 21-Feb-24 Distance 0.55km
 First Listing -
 Last Listing -

4 17 DENT CRESCENT CUMBALUM NSW 2478 **Sold** **RS \$1,395,000**



4 2 4 803m² 210m²
 Year Built 2019 DOM 139
 Sold Date 20-Aug-24 Distance 0.1km
 First Listing For Sale - Contact Agent
 Last Listing \$1,395,000