

## Property Information & Frequently Asked Questions

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Property Address: 73 The Ridgeway, Cumbalum

Property Layout	4 Bed   2 Bath   2 Carr
Sale / Auction details	For Sale - Private Treaty
Price Guide	Guide \$1,200,000 to \$1,300,000
Total/Land size sqm	794sqm
Property & Complex Description:	House, rendered brick + tile
Age of property?	Build 2010
Reason for selling?	Owners relocating North
How long have the current owners lived there for?	Since Nov 2022
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$780 - \$830pw
Lease end date?	N/A

Cooktop / Oven Type?	Gas cooktop	Property Aspect?	Rear - N/W
Automatic garage doors?	Yes	Age of improvements/renovations?	Pool 2023
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes	What are the Council Rates?	\$3,116.34 p/a
Is there water storage?	Recycled water connected	UCV	\$743,000
Is there solar energy?		Builder	Unknown
NBN Connection?	Yes	Strata Levies?	N/A
Additional Storage?	Garden shed	Common Property	N/A
Type of hot water system?	Electric		
Pool?	Yes		

## 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.

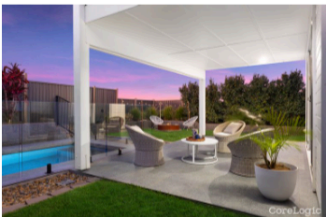
## Relevant Sales:

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



🏠 4 🚗 2 🚘 4 📏 803m<sup>2</sup> 📏 210m<sup>2</sup>  
 Year Built 2019 DOM 139  
 Sold Date 20-Aug-24 Distance 0.21km  
 First Listing For Sale - Contact Agent  
 Last Listing \$1,395,000

**2** 17 LAWRENCE RISE CUMBALUM NSW 2478 **Sold** **\$1,250,000**



🏠 4 🚗 2 🚘 3 📏 563m<sup>2</sup> 📏 211m<sup>2</sup>  
 Year Built 2019 DOM 24  
 Sold Date 31-Jan-24 Distance 0.51km  
 First Listing -  
 Last Listing -