

# 7 Barnwall Street, Cumbalum

## Frequently Asked Questions

Property Layout?	3 bed   2 bath   1 car
Sale / Auction details?	For Sale - Private Treaty
Price guide?	Contact Agent
Total sqm?	388 sqm
Property & complex description?	Duplex
Age of property?	Built 2024
Reason for selling?	Selling investment
How long have the current owners lived there for?	N/A
Is the property vacant, owner occupied or tenanted?	Tenanted
What is the rental estimate?	Currently \$790 p/w
Lease end date?	17 <sup>th</sup> March 2026
Cooktop / oven type?	Gas cooktop and electric oven
Automatic garage doors?	Yes
Is there a security system?	No
Is there air conditioning?	Yes
Is there water storage?	No
Is there solar energy?	No
NBN connection?	In area
Additional storage?	No
Type of hot water system?	Gas
Pool?	No
Property aspect?	East to Front
Age of improvements/renovations?	N/A
Is the building pet friendly?	Yes
What are the council rates?	\$2,156.50 p/a
UCV?	\$310,000
Builder?	NCL Homes

\*All details are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Buyers should rely on their own enquiries. Rental estimate prepared September 2025, based on comparable rental data.

# Recent Sales

2/20 Barnwall Street,  
Cumbalum

4	2	2
Beds	Baths	Cars

**Sale price**  
\$980,000

**Sale date**  
12 August 2025

**Land size**  
417 sqm



1/20 Barnwall Street,  
Cumbalum

3	2	2
Beds	Baths	Cars

**Sale price**  
\$960,000

**Sale date**  
23 July 2025

**Land size**  
407 sqm



14 Barnwall Street,  
Cumbalum

3	2	1
Beds	Baths	Cars

**Sale price**  
\$900,000

**Sale date**  
19 December 2025

**Land size**  
468 sqm

