

5/3-13 Sunset Avenue, West Ballina

Frequently Asked Questions

| | |
|---|---|
| Property Layout? | 3 bed 2 bath 2 car |
| Sale / Auction details? | For Sale - Private Treaty |
| Price guide? | Contact Agent |
| Total sqm? | 308 sqm |
| Property & complex description? | Townhouse in complex of 16 |
| Age of property? | Built 2003/2004 |
| Reason for selling? | Relocating |
| How long have the current owners lived there for? | Since 2016 |
| Is the property vacant, owner occupied or tenanted? | Owner occupied |
| What is the rental estimate? | \$700 - \$750 p/w |
| Lease end date? | N/A |
| Cooktop / oven type? | Electric |
| 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? | Under stairs |
| Type of hot water system? | Gas |
| Pool? | No |
| Property aspect? | East to courtyard |
| Age of improvements/renovations? | Oven replaced, new carpet and internally painted 2026 |
| Is the building pet friendly? | Approval needed |
| What are the council rates? | \$2,701.14 p/a |
| UCV? | \$80,625 |
| Builder? | Morgan Homes |
| Strata manager? | Curtis Strata |
| Strata levies? | \$770 p/q |
| Admin/capital works fund? | \$74,231.13 - June 2025 |
| Common property? | Yes, refer to contract |

McGrath
Team Bishop & Marshall

Shawn Bishop & Jamie Marshall 0437 132 107 | Heidi Aitken 0416 072 868
Justine Smith 0401 433 776 | Mandy Lake 0410 422 685

We believe the information contained in this brochure is accurate; however, all figures are subject to change and interested parties should rely upon their own enquiries. No warranty or representation is given, either expressly or implied, by the vendor or the vendor's agents.

Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.

Recent Sales

12/3-13 Sunset Avenue,
West Ballina

3 | 2 | 2
Beds | Baths | Cars

Sale price
\$792,000

Sale date
25 March 2026



14/111 Kalinga Street,
West Ballina

3 | 2 | 2
Beds | Baths | Cars

Renovated post floods

Sale price
\$785,000

Sale date
9 March 2026



11/131 Kalinga Street,
West Ballina

3 | 2 | 2
Beds | Baths | Cars

Sale price
\$730,000

Sale date
18 February 2026



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