

Property Information & Frequently Asked Questions

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Property Address: 2/8 The Terrace, East Ballina

Property Layout	3 Bed 1 Bath 1 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$965,000
Total sqm	183sqm
Property & Complex Description:	Townhouse, 3 in the complex, 250m from overpass to Angels Beach
Age of property?	29 years old
Reason for selling?	Selling investment
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Vacant
What is the rental estimate?	About \$700 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	Rear courtyard faces North
Automatic garage doors?	Yes	Age of improvements/renovations?	2014
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	No	What are the Council Rates?	\$2,911.62 p/a
Is there water storage?	No	UCV?	\$394,700
Is there solar energy?	Yes	Builder?	Unknown
NBN Connection?	In area	Strata Manager?	Self Managed
Additional Storage?	Under stairs	Strata Levies?	\$280 p/q
Type of hot water system?	Solar	Admin/Capital Works Fund?	\$1,000
Pool?	No	Common Property?	As per contract



















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:

Comparable Sales

1	2/18 BARWEN STREET EAST BALLINA NSW 2478	Sold \$985,000
	<p>  3  1  -  247m²  75m² </p> <p> Year Built 1992 DOM 76 Sold Date 28-Jun-24 Distance 0.66km First Listing Contact Agent Last Listing Contact Agent </p>	
2	5/5-7 BEACHFRONT PARADE EAST BALLINA NSW 2478	Sold \$1,050,000
	<p>  3  2  2  299m²  131m² </p> <p> Year Built 1993 DOM 13 Sold Date 09-Jul-24 Distance 0.8km First Listing For Sale: \$875,000 - \$950,000 Last Listing \$1,050,000 </p>	
3	5/13 BEACHFRONT PARADE EAST BALLINA NSW 2478	Sold \$1,000,000
	<p>  3  2  2  254m²  140m² </p> <p> Year Built 1996 DOM 25 Sold Date 29-Feb-24 Distance 0.73km First Listing FOR SALE, PRICE GUIDE \$500,000 - \$550,000 Last Listing For Sale, price guide \$500,000 - \$550,000 </p>	