

Property Information & Frequently Asked Questions

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Property Address: 17 Dent Crescent, Cumbalum

Property Layout	4 Bed / 2 Bath / 2 Car Garage + 2 Bay Shed
Sale/Auction details	For Sale – Private Treaty
Price Guide	\$1,350,000 - \$1,395,000
Total/Land size sqm	803sqm
Property & Complex Description:	Low Set, Brick + Tile Home
Age of property?	Built in 2019
Reason for selling?	Owner Relocating Locally
How long have the current owners lived there for?	Since New
Is the property owner occupied/tenanted?	Owner Occupied
What is the rental estimate?	\$850 - \$900pw
Lease end date?	N/A

Gas, electric or induction oven/cooktop?	Gas Cooktop	What is the aspect of the property?	Front – North
Automatic garage doors?	Yes	Age of improvements/renovations?	N/A
Is there a security system?	Yes, Camera Setup	Is the building pet friendly?	Yes
Is there air conditioning?	Yes, Ducted Throughout	What are the Council Rates?	\$2,885.97pa
Is there water storage?	No	UCV	\$598,000
Is there solar energy?	Yes 13kw, Battery Ready	Home Automation?	Yes https://www.advantageair.com.au/
NBN connection available?	Yes	Strata Levies?	N/A
Is there any additional storage?	Yes 6x8m Shed	Admin/Capital Works Fund?	N/A
Type of hot water system?	Solar HWS	Common Property?	N/A

Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries.




* Rental estimate prepared on July 2024 and are based on comparable rental data.

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

1	7 ECLIPSE CRESCENT CUMBALUM NSW 2478	Sold	\$1,540,000
	<p> 4 3 2 633m² 288m² Year Built 2019 DOM 156 Sold Date 21-Feb-24 Distance 0.52km First Listing - Last Listing - </p>		
2	6 HIGGINS PLACE CUMBALUM NSW 2478	Sold	\$1,400,000
	<p> 4 2 2 895m² 191m² Year Built 2013 DOM 38 Sold Date 09-Dec-23 Distance 0.88km First Listing Contact agent Last Listing UNDER CONTRACT </p>		
3	12 OAKWOOD DRIVE BALLINA NSW 2478	Sold	RS \$1,340,000
	<p> 5 2 2 889m² 295m² Year Built 2016 DOM 16 Sold Date 28-Jun-24 Distance 4.2km First Listing Contact Agent Last Listing Contact Agent </p>		