

## Property Information & Frequently Asked Questions

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Property Address: 18 Wyuna Crescent, East Ballina

Property Layout	5 Bed   2 Bath   3 Carr
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,150,000
Total/Land size sqm	873sqm
Property & Complex Description:	Two storey home, rendered brick and tile roof
Age of property?	Built in 1973
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?	Upstairs \$650 - \$680pw Downstairs \$520 - \$540pw Whole House \$850 - \$920pw
Lease end date?	N/A

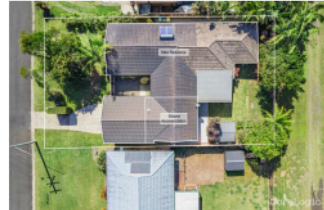


Cooktop / Oven Type?	Gas Cooktop	Property Aspect?	Rear faces - North/East 2024 paint, carpets, fence and curtains
Automatic garage doors?	Yes	Age of improvements/renovations?	
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes	What are the Council Rates?	Around \$3000pa
Is there water storage?	Underground tank in yard	UCV	\$689,000
Is there solar energy?	No	Builder	Unknown
NBN Connection?	In Area	Strata Levies?	N/A
Additional Storage?	In Garage	Common Property	N/A
Type of hot water system?	Solar		
Pool?	No		

## 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	57 ANDERSON STREET EAST BALLINA NSW 2478	<b>Sold</b> <b>\$1,320,000</b>
	<p> <span>🏠 5</span> <span>🚗 3</span> <span>🚘 2</span> <span>📏 857m<sup>2</sup></span> <span>📏 183m<sup>2</sup></span>                      Year Built 1985 DOM 42                      Sold Date 27-Sep-23 Distance 0.11km                      First Listing For Sale - Contact Aiden                      Last Listing For Sale - Contact Aiden                 </p>	
<p><b>Notes from your agent</b> Dual occupancy property</p>		
2	11 TUCKEROO DRIVE EAST BALLINA NSW 2478	<b>Sold</b> <b>\$1,160,000</b>
	<p> <span>🏠 4</span> <span>🚗 2</span> <span>🚘 3</span> <span>📏 825m<sup>2</sup></span> <span>📏 196m<sup>2</sup></span>                      Year Built 1990 DOM 32                      Sold Date 18-May-24 Distance 0.72km                      First Listing Auction                      Last Listing Auction                 </p>	
3	70 NORTHUMBERLAND DRIVE EAST BALLINA NSW 2478	<b>Sold</b> <b>\$1,120,000</b>
	<p> <span>🏠 5</span> <span>🚗 3</span> <span>🚘 3</span> <span>📏 618m<sup>2</sup></span> <span>📏 -</span>                      Year Built - DOM 58                      Sold Date 17-Nov-23 Distance 0.68km                      First Listing Contact Agent                      Last Listing Sold                 </p>	