

# 4/9 Namitjira Place, Ballina

## Frequently Asked Questions

|                                                     |                                              |
|-----------------------------------------------------|----------------------------------------------|
| Property Layout?                                    | 2 bed   1 bath   1 car                       |
| Sale / Auction details?                             | For Sale - Private Treaty                    |
| Price guide?                                        | \$585,000 - \$625,000                        |
| Total sqm?                                          | 87 sqm                                       |
| Property & complex description?                     | 5 in complex                                 |
| Age of property?                                    | Built 1979                                   |
| Reason for selling?                                 | Owner upsizing                               |
| How long have the current owners lived there for?   | Since 2024                                   |
| Is the property vacant, owner occupied or tenanted? | Owner occupied                               |
| What is the rental estimate?                        | Approx \$550 - \$600 pw                      |
| Lease end date?                                     | N/A                                          |
| Cooktop / oven type?                                | Electric                                     |
| Automatic garage doors?                             | No                                           |
| Is there a security system?                         | No                                           |
| Is there air conditioning?                          | No                                           |
| Is there water storage?                             | No                                           |
| Is there solar energy?                              | No                                           |
| NBN connection?                                     | In area                                      |
| Additional storage?                                 | No                                           |
| Type of hot water system?                           | Electric                                     |
| Pool?                                               | No                                           |
| Property aspect?                                    | Front Faces North East                       |
| Age of improvements/renovations?                    | <b>THE DISHWASER DOES NOT WORK</b>           |
| Is the building pet friendly?                       | Approval needed                              |
| What are the council rates?                         | \$2,679.71 p/a                               |
| UCV?                                                | \$174,000                                    |
| Builder?                                            | Unknown                                      |
| Strata manager?                                     | Strata North Ballina                         |
| Strata levies?                                      | \$825 p/q                                    |
| Admin/capital works fund?                           | Admin \$7,697.50 & Capital Works \$10,377.45 |
| Common property?                                    | Yes, refer to contract                       |

# Recent Sales

1/13 Crane Street,  
Ballina

|      |       |      |
|------|-------|------|
| 2    | 1     | 1    |
| Beds | Baths | Cars |

**Sale price**  
\$640,000

**Sale date**  
1 November 2024

**Size**  
121 sqm



1/41 Fox Street,  
Ballina

|      |       |      |
|------|-------|------|
| 2    | 1     | 1    |
| Beds | Baths | Cars |

**Sale price**  
\$590,000

**Sale date**  
30 Sept 2025

**Size**  
101 sqm



10/74-76 Swift Street,  
Ballina

|      |       |      |
|------|-------|------|
| 2    | 1     | 1    |
| Beds | Baths | Cars |

**Sale price**  
\$580,000

**Sale date**  
15 Aug 2025

**Size**  
90 sqm

