

# 1/9 Beachfront Parade, East Ballina

## Frequently Asked Questions

Property Layout?	3 bed   2 bath   2 car
Sale / Auction details?	For Sale - Private Treaty
Price guide?	Expressions of Interest Closing 7 <sup>th</sup> May at 4pm
Total sqm?	359 sqm
Property & complex description?	Townhouse
Age of property?	Built 1990
Reason for selling?	Selling investment
How long have the current owners lived there for?	N/A
Is the property vacant, owner occupied or tenanted?	Vacant
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?	Yes
NBN connection?	In area
Additional storage?	Linen cupboards
Type of hot water system?	Electric
Pool?	No
Property aspect?	East to front
Age of improvements/renovations?	New carpet and painted internally and externally 2026
Is the building pet friendly?	With approval
What are the council rates?	\$3,193.02 p/a
UCV?	\$705,000
Builder?	Craftsman Homes Pty Ltd
Strata manager?	Self Managed
Strata levies?	Building Insurance \$923.17 p/a
Admin/capital works fund?	N/A
Common property?	Yes, refer to contract

**McGrath**  
Team Bishop & Marshall

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\*All details are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Buyers should rely on their own enquiries. Rental estimate prepared September 2025, based on comparable rental data.

# Recent Sales

3/73 Bayview Drive,  
East Ballina

3 | 2 | 1  
Beds | Baths | Cars

**Sale price**  
\$1,100,000

**Sale date**  
8 August 2025



2/41 Beachfront  
Parade, East Ballina

3 | 2 | 2  
Beds | Baths | Cars

**Sale price**  
\$1,100,000

**Sale date**  
30 June 2025



3/3 Henderson Street,  
East Ballina

3 | 2 | 2  
Beds | Baths | Cars

**Sale price**  
\$1,040,000

**Sale date**  
26 November 2025

