

# 12 McEvoy Street, Cumbalum

## Frequently Asked Questions

|                                                     |                           |
|-----------------------------------------------------|---------------------------|
| Property Layout?                                    | 4 bed   2 bath   2 car    |
| Sale / Auction details?                             | For Sale - Private Treaty |
| Price guide?                                        | Contact Agent             |
| Total sqm?                                          | 398 sqm                   |
| Property & complex description?                     | Duplex                    |
| Age of property?                                    | Built 2025                |
| 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?                        | Approx \$850 - \$900 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?                              | No                        |
| NBN connection?                                     | In area                   |
| Additional storage?                                 | No                        |
| Type of hot water system?                           | Gas                       |
| Pool?                                               | No                        |
| Property aspect?                                    | East to Rear              |
| Age of improvements/renovations?                    | N/A                       |
| Is the building pet friendly?                       | Yes                       |
| What are the council rates?                         | Circa \$2,200 p/a         |
| UCV?                                                | \$TBC                     |
| Builder?                                            | Coral Homes               |

# Recent Sales

27 Foley Avenue,  
Cumbalum

3  
Beds | 2  
Baths | 2  
Cars



**Sale price**  
\$1,030,000

**Sale date**  
29 October 2025

**Land size**  
458 sqm

2/20 Barnwall Street,  
Cumbalum

4  
Beds | 2  
Baths | 2  
Cars



**Sale price**  
\$980,000

**Sale date**  
12 August 2025

**Land size**  
417 sqm

1/20 Barnwall Street,  
Cumbalum

3  
Beds | 2  
Baths | 2  
Cars



**Sale price**  
\$960,000

**Sale date**  
23 July 2025

**Land size**  
407 sqm