

Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Heidi Last 0416 072 868 | Mandy Lake 0410 422 685

Property Address: 4 Kite Avenue, Ballina

Property Layout	4 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	Contact Agent
Land size sqm	445.4sqm
Property Description:	Single level brick home
Age of property?	Build 2016
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?	\$800 - \$850 p/w
Lease end date?	N/A



















Cooktop / Oven Type?	Gas Cook Top Electric oven	Property Aspect?	Rear to East
Automatic garage doors?	Yes	Type of hot water system?	Gas
Is there a security system?	No	Pool?	No
Is there air conditioning?	Yes	Age of improvements/renovations?	N/A
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	No	What are the Council Rates?	\$3,046.02 p/a
NBN Connection?	In area	UCV?	\$540,000
Additional Storage?	Shed	Builder?	Perry Homes

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	56 IRONBARK ROAD BALLINA NSW 2478	Sold \$1,125,000
	<p>  4  2  2  520m²  145m² Year Built 2017 DOM 109 Sold Date 21-Mar-25 Distance 0.28km First Listing Contact Agent Last Listing \$1,125,000 </p>	
2	3 HARRIER STREET BALLINA NSW 2478	Sold \$1,100,000
	<p>  4  2  2  644m²  159m² Year Built 2017 DOM 12 Sold Date 13-May-24 Distance 0.21km First Listing Contact Agent Last Listing Contact Agent </p>	
3	5 SUNBIRD AVENUE BALLINA NSW 2478	Sold \$1,050,000
	<p>  4  2  2  448m²  167m² Year Built 2018 DOM 43 Sold Date 01-Jul-24 Distance 0.22km First Listing For Sale - \$1,050,000 Last Listing \$1,050,000 </p>	