

Property Information & Frequently Asked Questions

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Property Address: 9 Eagle Avenue, Ballina

Property Layout	4 Bed 2 Bath 2 Car
Sale/Auction details	For Sale – Private Treaty
Price Guide	\$995,000
Total/Land size sqm	450m2
Property & Complex Description:	House – Brick + Tile
Age of property?	Built in 2014
Reason for selling?	Owners are relocating
How long have the current owners lived there for?	Since New
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	Around \$750 - \$780pw
Lease end date?	N/A

Gas, electric or induction oven/cooktop?	Elec	What is the aspect of the property?	Front – East
Automatic garage doors?	Yes	Age of improvements/renovations?	N/A
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes	What are the Council Rates?	\$2,871.87
Is there water storage?	No	UCV	\$573,000.00
Is there solar energy?	Yes	Builder?	Adenbrook Homes
NBN connection available?	In area		
Is there any additional storage?	No		
Type of hot water system?	Gas		

Pool type?



















N/A

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	5 SUNBIRD AVENUE BALLINA NSW 2478	Sold ^{RS} \$1,050,000
	<p>  4  2  2  448m²  167m² Year Built 2018 DOM 43 Sold Date 01-Jul-24 Distance 0.41km First Listing For Sale - \$1,050,000 Last Listing \$1,050,000 </p>	
2	3 KITE AVENUE BALLINA NSW 2478	Sold \$980,000
	<p>  4  2  2  454m²  142m² Year Built 2016 DOM 29 Sold Date 19-Apr-24 Distance 0.25km First Listing For Sale - Contact Agent Last Listing \$980,000 </p>	
3	12 GARDENIA STREET BALLINA NSW 2478	Sold ^{RS} \$930,000 ^{UN}
	<p>  4  2  2  401m²  - Year Built - DOM 96 Sold Date 07-Jun-24 Distance 0.37km First Listing Contact Agent Last Listing Sold </p>	