

Property Information & Frequently Asked Questions

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Property Address: 2/52 The Ridgeway, Cumbalum

Property Layout	3 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	Contact Agent
Total sqm	313sqm
Property & Complex Description:	Back villa of only 2
Age of property?	Built 2007
Reason for selling?	Finalising family estate
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$720 - \$780 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Gas cook top Electric oven	Property Aspect?	East to rear
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?	\$2,774.55 p/a
Is there water storage?	No	UCV?	\$386,000
Is there solar energy?	Yes	Builder?	Morgan Homes
NBN Connection?	In area	Strata Manager?	Self managed
Additional Storage?	2 x linen cupboards	Strata Levies?	Building & Common insurance shared with Number 1. total \$976 p/a
Type of hot water system?	Gas	Admin/Capital Works Fund?	N/A
Pool?	No	Common Property?	As per contract



















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:

Comparable Sales

<p>1 1/36 LIFFEY AVENUE CUMBALUM NSW 2478</p> 	<p>  3  2  1  293m²  95m² </p> <p>Year Built - DOM 1</p> <p>Sold Date 13-Mar-25 Distance 0.31km</p> <p>First Listing \$820,000 - \$860,000</p> <p>Last Listing \$820,000 - \$860,000</p>	<p>Sold ^{RS} \$840,000</p>
<p>2 1/5 FARRELLY AVENUE CUMBALUM NSW 2478</p> 	<p>  3  2  2  328m²  328m² </p> <p>Year Built - DOM 71</p> <p>Sold Date 14-Nov-24 Distance 0.37km</p> <p>First Listing Contact Agent</p> <p>Last Listing \$850,000</p>	<p>Sold \$830,000</p>
<p>3 4B MCEVOY STREET CUMBALUM NSW 2478</p> 	<p>  3  2  -  320m²  126m² </p> <p>Year Built 2024 DOM -</p> <p>Sold Date 20-Dec-24 Distance 0.61km</p> <p>First Listing -</p> <p>Last Listing -</p>	<p>Sold \$830,000</p>