

Information Memorandum
1106 - 1108 Tamarind Drive,
Tintenbar



McGrath

Team Bishop & Marshall

Information Memorandum

Address: 1106 - 1108 Tamarind Drive, Tintenbar

Sale: For Sale - Private Treaty

Price Guide \$1,950,000 - \$2,100,000

Presenting a unique intersection of rural tranquility, income potential and the flexibility of dual living, this 7.75 acre property with magnificent hinterland-to-ocean views is a versatile lifestyle offering for astute buyers. Commanding a premium elevated parcel in the scenic surrounds of Tintenbar, the acreage is home to an established guava orchard and two separate dwellings. It's just a short 8 min drive to Lennox Head or 19 mins to Byron Bay.

- 3.1ha in charming Tintenbar with spectacular hinterland and ocean views
- Beautifully appointed main residence reveals a choice of spacious living zones
- Oriented to the incredible views, it offers vaulted ceilings and ducted air-con
- Chef's kitchen features premium Smeg appliances plus excellent storage
- Four bedrooms, including the master with ensuite and walk-through robe
- Enjoy a 'swim with a view' in the in-ground pool, or relax by the firepit area
- Separate three bedroom home with a study, modern kitchen and covered alfresco at rear
- Prime scope for multiple income streams from both properties or the orchard
- Scenic drive to Lennox's surfing beaches, close to the vibrancy of Byron Bay
- 3 mins to the Tintenbar Store, easy access to the highway in both directions



Jamie Marshall

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Shawn Bishop

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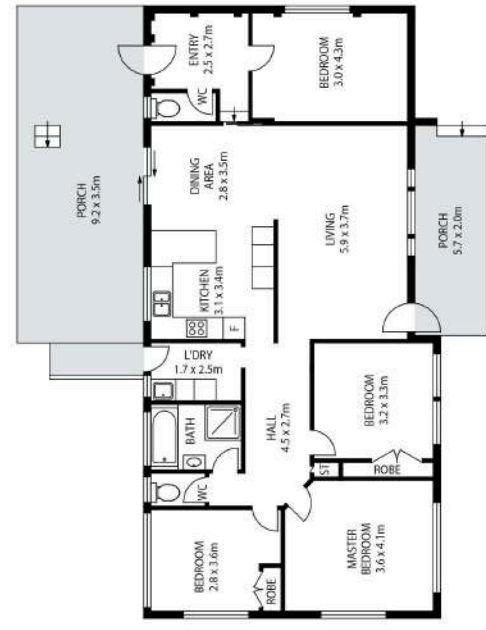
shawnbishop@mcgrath.com.au

McGrath

x
Team Bishop & Marshall



SITE PLAN (NOT TO SCALE)



SECOND RESIDENCE
1106-1108 Tamarind Dr TINTENBAR



MAIN RESIDENCE

Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties are made, intended and any person using this information should obtain their own independent professional advice. For more information contact Media Drive Pty Ltd on 0413979854 / Photography, Floor plans, Video, Aerial photography / www.mediaactive.com.au



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APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 316m²

EXTERNAL FLOOR SPACE - 189m²

Frequently asked questions

McGrath

Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Property Address: 1106-1108 Tamarind Drive, Tintenbar

Property Layout	9 Bed / 3 Bath / 6 Car
Sale/Auction details	For Sale - Private Treaty
Price Guide	\$1,950,000 - \$2,100,000
Total/Land size sqm	3.14ha (7.7 acres) <input type="text"/>
Property & Complex Description:	2x House + Orchard
Age of property?	Built in 2010
Reason for selling?	Relocating overseas
How long have the current owners lived there for?	Since 2002
Is the property owner occupied/tenanted?	Main house owner occupied
What is the rental estimate?	House 1 - \$900pw House 2 - \$800pw
Lease end date?	House 1 – N/A House 2 - Expired

Gas, electric or induction oven/cooktop?	Both electric	What is the aspect of the property?	View – S/E
Automatic garage doors?	No	Age of improvements/renovations?	N/A
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Main residence Yes	What are the Council Rates?	\$2,293.26pa
Is there water storage?	Yes + Town Water	UCV	\$965,000
Is there solar energy?	Yes, On Shed	Builder?	Unknown to agent
NBN connection available?	Available in area	Fencing?	No
Is there any additional storage?	Shed		
Type of hot water system?	Solar main house		

Relevant Sales

1 82 TYUMBA AVENUE TEVEN NSW 2478 **Sold Price** **\$1,955,000**



4	2	6	8ha	243m ²
Year Built	1990	DOM	222	
Sold Date	28-Sep-23	Distance	5.4km	
First Listing	Auction			
Last Listing	New Price Range \$2,150,000 - \$2,300,000			

Notes from your agent

This stunning property ideally positioned on a superb 20 acre allotment is truly a must inspect property. The property is perfectly located for maximum privacy at the end of a beautiful hinterland lane.

2 186 HOUGHLAHANS CREEK ROAD TINTENBAR NSW 2478 **Sold Price** **RS \$2,300,000**



4	2	6	3.09ha	173m ²
Year Built	1940	DOM	87	
Sold Date	01-Mar-24	Distance	2.91km	
First Listing	Expressions Of Interest			
Last Listing	Expressions Of Interest			

Notes from your agent

Consisting of a main house, large machinery shed and also a studio. The main residence is incredibly charming with timber construction, brick foundations, polished timber floors, enclosed verandahs and newly renovated bathrooms.

3 69 KOELLNER ROAD CUMBALUM NSW 2478 **Sold Price** **\$2,250,000**



3	3	2	1.5ha	-
Year Built	-	DOM	73	
Sold Date	26-Oct-23	Distance	5.17km	
First Listing	Forthcoming Auction			
Last Listing	For Sale: \$2.2m - \$2.4m			

Notes from your agent

Showcasing an exquisite array of quality finishes and embraced by relaxing valley and countryside views, this newly customised double brick homestead sits on an established 3.6-acre north-facing block in one of Ballina's most sought-after rural estates.

4 76 BUNDARA PARK DRIVE TUCKOMBIL NSW 2477 **Sold Price** **\$2,300,000**



5	3	3	8,498m ²	-
Year Built	-	DOM	125	
Sold Date	19-Dec-23	Distance	6.09km	
First Listing	-			
Last Listing	-			

Notes from your agent

This expansive 4 bedroom residence, complete with a triple garage, is a captivating gem tucked within the prestigious Pacific Heights Estate.

5 236 FRIDAY HUT ROAD TINTENBAR NSW 2478 **Sold Price** **RS \$2,700,000**

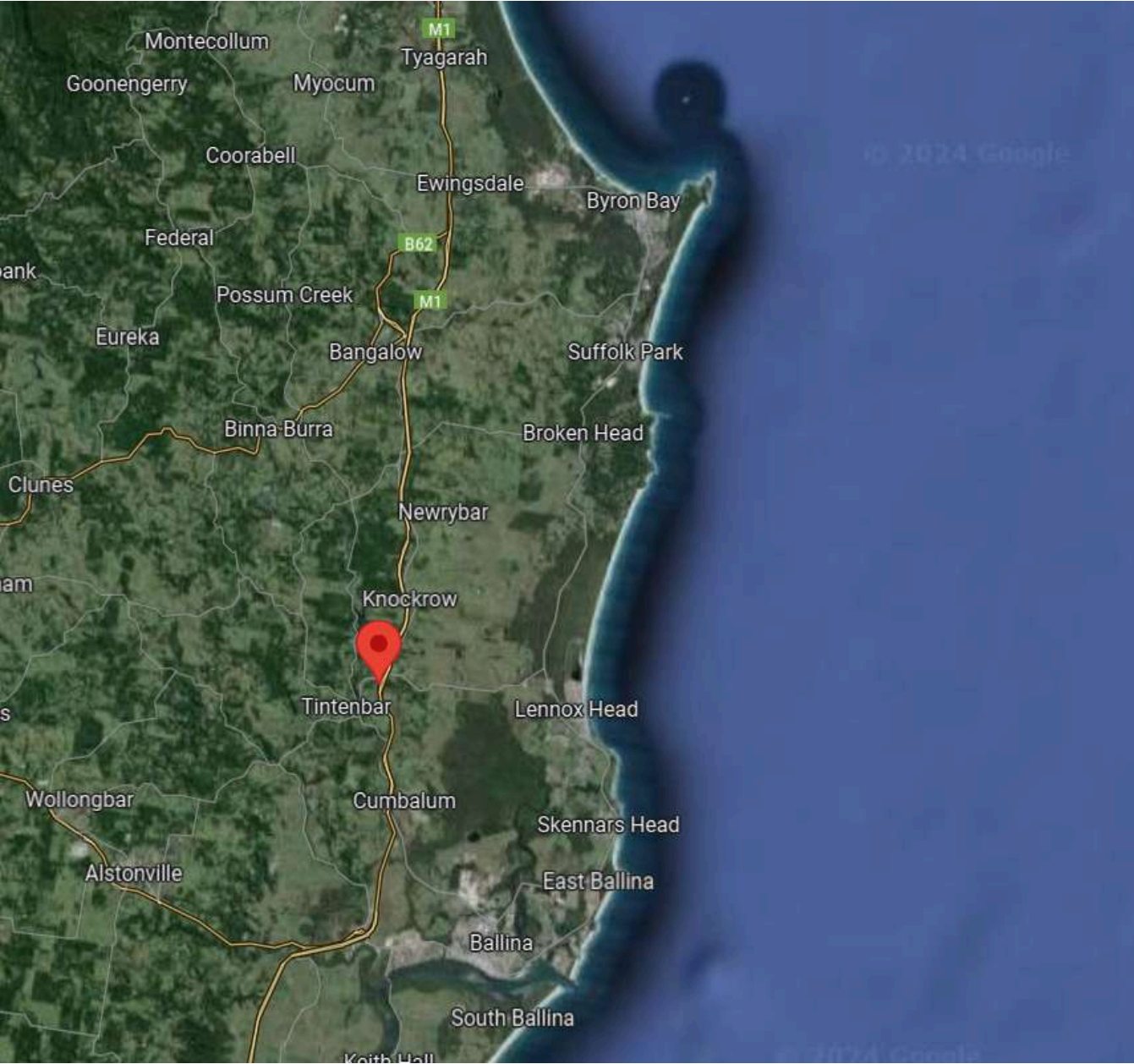


3	2	3	8.87ha	-
Year Built	-	DOM	91	
Sold Date	18-Mar-24	Distance	0.96km	
First Listing	Auction			
Last Listing	\$2,900,000 - \$3,150,000			

Notes from your agent

Nestled privately at the end of a long driveway off Friday Hut Road, this home boasts a spacious open-plan living and kitchen area with gorgeous hardwood spotted gum flooring. Offering three bedrooms, all with walk-in robes, two bathrooms, a home office, and three generous garages, patio entertainment area, and a 12m inground concrete pool.

Location



Contract for the sale and purchase of land 2022 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	McGrath Estate Agents 176 River Street Ballina NSW 2478 Ph: 02 6618 3303 E: jamiemarshall@mcgrath.com.au	
co-agent vendor	Peter Francis Lacey 1106-1108 Tamarind Drive, Tintenbar NSW 2478	
vendor's solicitor	Donnithorne Legal PO Box 7217 East Ballina NSW 2478 Ph: 02 6681 1348 E: office@donnithornelegal.com.au Ref:BRD:230017	
date for completion land (address, plan details and title reference)	42nd 1106-1108 Tamarind Drive, Tintenbar NSW 2478 (Lot 2 in DP 596786)	day after the contract date (clause 15)

improvements VACANT POSSESSION subject to existing tenancies
 HOUSE garage carport home unit carspace storage space
 none other: Shed

attached copies documents in the List of Documents as marked or numbered:
 other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.				
inclusions	<input checked="" type="checkbox"/> air conditioning	<input type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood
	<input checked="" type="checkbox"/> blinds	<input checked="" type="checkbox"/> curtains	<input checked="" type="checkbox"/> insect screens	<input checked="" type="checkbox"/> solar panels
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> ceiling fans	<input type="checkbox"/> EV charger	<input checked="" type="checkbox"/> pool equipment	<input checked="" type="checkbox"/> TV antenna
	<input type="checkbox"/> other:			
exclusions				
purchaser				
purchaser's solicitor				
price	\$			
deposit	\$			(10% of the price, unless otherwise stated)
balance	\$			
contract date				(if not stated, the date this contract was made)

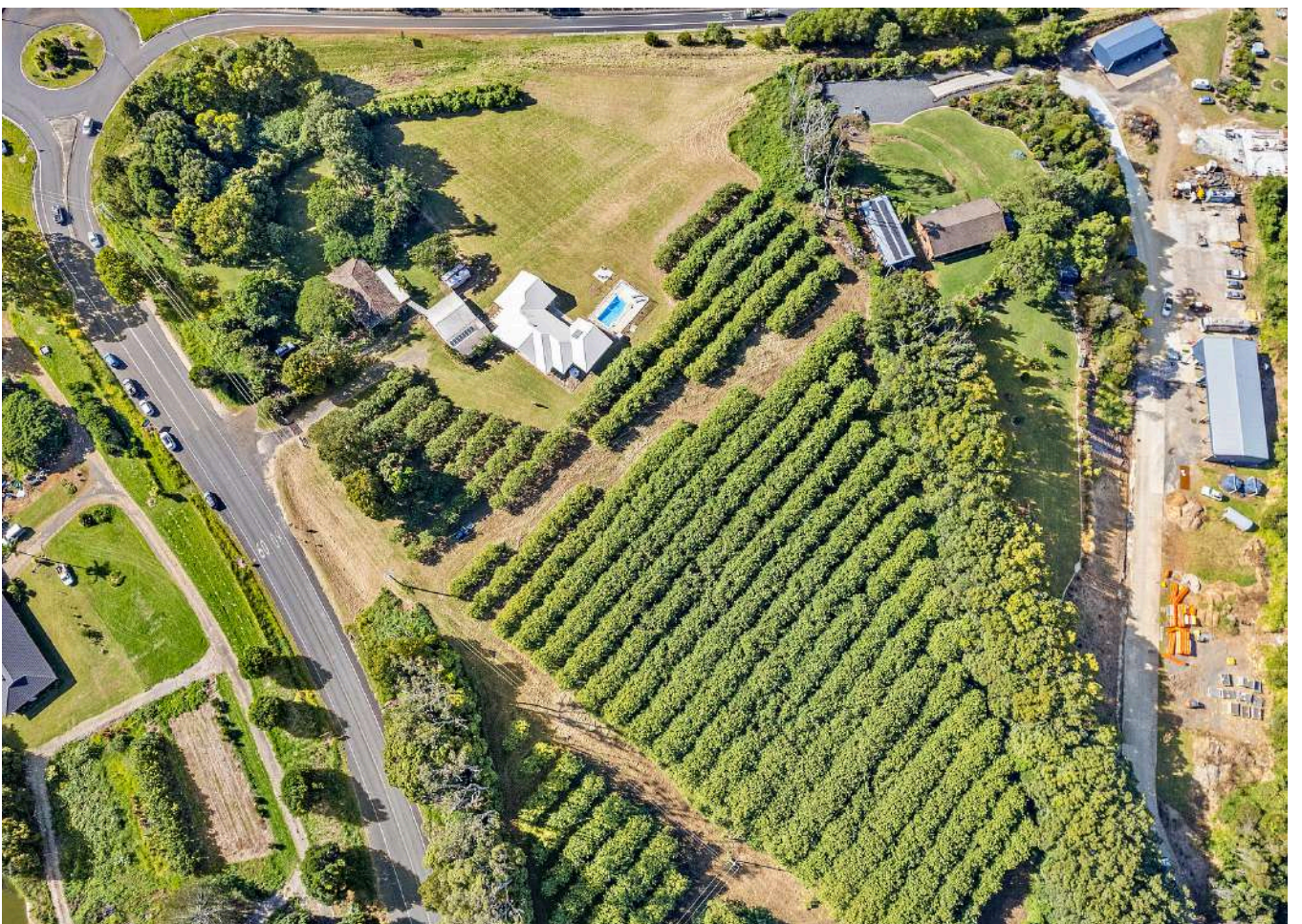
Where there is more than one purchaser JOINT TENANTS
 tenants in common in unequal shares, specify: _____

GST AMOUNT (optional) The price includes GST of: \$

buyer's agent

Note: Clause 20.15 provides "Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked."

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION













Intent to Purchase

The Prospective Buyer/s agree that:

1. they are in a position to proceed with a formal contract immediately should their offer be accepted
2. they are aware that other parties are interested in purchasing the subject Property, and they may also make confidential offers to the Seller
3. the Listing Agent has advised them to put forward their best offer in writing to be given to the Seller
4. all offers by the Prospective Buyer will be presented to the Seller by the Listing Agent
5. they are aware that any offer may be accepted or rejected at the Seller's discretion
6. they are aware the Seller is not obligated to accept any offer and may counter offer and negotiate with a Prospective Buyer.
7. details of their offer will remain confidential to the Prospective Buyer/s and the Listing Agent who will present the offer to the Seller.

PROPERTY: _____

DATE OF OFFER ____ / ____ / _____

OFFER \$ _____

SETTLEMENT _____ days

CONDITIONS Finance YES/NO – Days____ Building and Pest YES/NO – Days____

REASONING _____

BUYER/S _____

ADDRESS _____

EMAIL _____

PHONE _____ (m) _____ (h)

SIGNATURES

By signing this Acknowledgement the Prospective Buyer/s agree that they have read and understood the Buyer Acknowledgement and authorise the Listing Agent to submit this offer to the Seller.

Prospective Buyer/s:

Signature

Signature

Date



"I don't think we would have got the price we got, in the time we did from any other agent in Ballina."

S. Fisher seller in Ballina

Helping property sellers achieve the best possible result requires, experience, a strategy to stand out from your competition and a personal touch.

We are here to help you, should you be considering selling. Contact us to catch up for a no-obligation chat.

We would love the chance to help.

Jamie Marshall

Property Sale Specialist
McGrath Estate Agents

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