

Property Information & Frequently Asked Questions

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Property Address: 8/2 Mainsail Place, West Ballina

Property Layout	3 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$650,000 - \$700,000
Total sqm	333sqm
Complex Description:	Townhouse in complex of 37 with an oversized terrace
Age of property?	20 years
Reason for selling?	Upsizing
How long have the current owners lived there for?	5 years
Is the property owner occupied/tenanted?	Owner Occupied
What is the rental estimate?	\$620 - \$680 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	Terrace faces North
Automatic garage doors?	No	Age of improvements/renovations?	Flooring, kitchen and back room in 2023
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes	What are the Council Rates?	\$2,548.56 p/a
Is there water storage?	No	UCV?	\$141,007
Is there solar energy?	No	Builder?	Unknown
NBN Connection?	In area	Strata Manager?	Strata North
Additional Storage?	Under stairs & shed	Strata Levies?	\$1,655.30 p/q
Type of hot water system?	Electric	Admin/Capital Works Fund?	\$105,291 as at 21/01/25
Pool and tennis court?	In complex	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

1	29/1 SIRIUS PLACE WEST BALLINA NSW 2478	Sold \$675,000
	<p> 🏠 3 🚗 2 🚘 2 📏 1.03ha 📐 116m² Year Built 1990 DOM 27 Sold Date 18-Dec-24 Distance 0km First Listing \$650,000 - \$700,000 Last Listing \$650,000 - \$700,000 </p>	
2	24/1 SIRIUS PLACE WEST BALLINA NSW 2478	Sold ^{RS} \$670,000
	<p> 🏠 3 🚗 2 🚘 - 📏 325m² 📐 125m² Year Built 2004 DOM 48 Sold Date 17-Mar-25 Distance 0km First Listing Guide \$625,000 - \$685,000 Last Listing \$670,000 </p>	
3	11/2 MAINSAIL PLACE WEST BALLINA NSW 2478	Sold \$650,000
	<p> 🏠 3 🚗 1 🚘 1 📏 227m² 📐 137m² Year Built 1989 DOM 89 Sold Date 25-Jun-24 Distance 0km First Listing - Last Listing - </p>	