

## Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Heidi Last 0416 072 686 | Mandy Lake 0410 422 685

Property Address: 45 Pacific Heights Drive, Cumbalum

Property Layout	4 Bed   2 Bath   2 Car + pool house
Sale / Auction details	For Sale - Private Treaty
Price Guide	Forthcoming Auction
Land size sqm	1.37 hectares (3.38 acres)
Property Description:	Rural lifestyle property
Age of property?	Original home built 1998
Reason for selling?	Relocating
How long have the current owners lived there for?	5 years
Is the property owner occupied/tenanted?	Owner Occupied
What is the rental estimate?	\$990 - \$1,100 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	Front to East
Automatic garage doors?	Yes	Type of hot water system?	Electric
Is there a security system?	No	Pool?	Yes, Grander System
Is there air conditioning?	Yes	Age of improvements/renovations?	2023
Is there water storage?	Yes	Is the building pet friendly?	Yes
Is there solar energy?	Yes, 10kw	What are the Council Rates?	\$2,259.66 p/a
NBN Connection?	Yes	UCV?	\$1,190,000
Additional Storage?	Shed	Builder?	North Bay Building built pool house
Fresh paint and carpet		New Retaining walls	
Brand new Taylex Septic System		Ample water storage including Bore access	






## 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 14 PACIFIC HEIGHTS DRIVE CUMBALUM NSW 2478</p> 	<p>6 4 7 1.44ha 372m<sup>2</sup></p> <p>Year Built 1985 DOM 152</p> <p>Sold Date 17-Sep-24 Distance 0.37km</p> <p>First Listing Auction</p> <p>Last Listing \$2,600,000</p>	<p><b>Sold</b> <b>\$2,525,000</b></p>
<p>2 186 HOUGHLAHANS CREEK ROAD TINTENBAR NSW 2478</p> 	<p>4 2 6 3.09ha 173m<sup>2</sup></p> <p>Year Built 1940 DOM 87</p> <p>Sold Date 01-Mar-24 Distance 4.66km</p> <p>First Listing Expressions Of Interest</p> <p>Last Listing Expressions Of Interest</p>	<p><b>Sold</b> <b>\$2,300,000</b></p>
<p>3 1047 TEVEN ROAD TUCKOMBIL NSW 2477</p> 	<p>4 2 5 4.81ha -</p> <p>Year Built - DOM 201</p> <p>Sold Date 16-Sep-24 Distance 4.29km</p> <p>First Listing -</p> <p>Last Listing -</p>	<p><b>Sold</b> <b>\$2,250,000</b></p>
<p>4 27 PHOENIX DRIVE TINTENBAR NSW 2478</p> 	<p>4 3 2 5,474m<sup>2</sup> 229m<sup>2</sup></p> <p>Year Built - DOM 15</p> <p>Sold Date 25-Oct-24 Distance 3.22km</p> <p>First Listing Auction</p> <p>Last Listing Contact Agent</p>	<p><b>Sold</b> <b>\$2,200,000</b></p>
<p>5 94 FERNLEIGH ROAD TINTENBAR NSW 2478</p> 	<p>3 2 6 2.33ha 184m<sup>2</sup></p> <p>Year Built 1995 DOM 26</p> <p>Sold Date 24-Aug-24 Distance 4.6km</p> <p>First Listing Contact agent</p> <p>Last Listing Contact agent</p>	<p><b>Sold</b> <b>\$2,067,000</b></p>