

## Property Information & Frequently Asked Questions

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Property Address: 7 Harrier Street, Ballina

Property Layout	3 Bed   2 Bath   2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,249,000
Land size sqm	578.9sqm
Property Description:	Single level brick home
Age of property?	Built 2014
Reason for selling?	Downsizing
How long have the current owners lived there for?	Since 2014
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$750 - \$800 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	North to rear
Automatic garage doors?	Yes	Type of hot water system?	Solar/electric
Is there a security system?	No	Pool?	No
Is there air conditioning?	Yes	Age of improvements/renovations?	Roof repointed 2025
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	Yes, 10kw	What are the Council Rates?	\$3,106.99 p/a
NBN Connection?	To premises	UCV?	\$616,000
Additional Storage?	Shed	Builder?	Coral Homes

## 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** 10 EIDER QUADRANT BALLINA NSW 2478 **Sold** **\$1,250,000**



🏠 5 🚗 2 🚗 2 📏 579m<sup>2</sup> 📏 202m<sup>2</sup>  
 Year Built 2015 DOM 186  
 Sold Date 30-May-25 Distance 0.1km  
 First Listing Contact Agent  
 Last Listing For Sale - Contact Agent for Inspection

**2** 56 IRONBARK ROAD BALLINA NSW 2478 **Sold** **\$1,125,000**



🏠 4 🚗 2 🚗 2 📏 520m<sup>2</sup> 📏 145m<sup>2</sup>  
 Year Built 2017 DOM 109  
 Sold Date 21-Mar-25 Distance 0.28km  
 First Listing Contact Agent  
 Last Listing \$1,125,000

## 7 Harrier Street, Ballina - List of Inclusions

- Whirlpool Maxi-Space dishwasher, installed July 2025, with 5-year warranty
- Roof maintenance and repointing completed February 2025, prior to TC Alfred
- Westinghouse pyrolytic steam oven, installed September 2022, 5-year warranty with extra on-site repair provision
- 10Kw solar system installed 2022; warranty details:
  - 25-year performance warranty on panels
  - 15-year manufacturing warranty
  - 10-year warranty on inverter
  - 5-year installation warranty
- Rinnai 335 litre Solar hot water system installed 2020, with 10-year warranty
- Programmable electrical hot water booster switch, enables auto on and off, located in the ensuite
- Garage storage shelving
- NBN connected; fibre to the premises
- Ethernet connectivity to Living Room, Office and Rumpus, central to the hub in the Pantry
- Walk-in Butler's Pantry adjoining kitchen, which is easily hidden behind a sliding cavity door
- Bamboo flooring in rumpus
- Wool carpet in bedrooms and second living room
- Acoustic insulation in Rumpus and Second Living Room walls
- Solid core doors to Rumpus, adding to acoustic isolation of the space
- Extra built-in storage in the hall
- A custom-built pergola garden shed, with a roll-off roof, currently operating as an observatory
- Dedicated space for a caravan, trailer or boat. This is the original, developer supplied driveway for the block which we opted not to use. It belongs to the property, and is not a shared or community parking space
- Lemon and lime trees are dwarf varieties, and won't grow to outrageous heights
- Low maintenance landscaping front and back, with full perimeter drainage. Front yard garden beds and gravel are fully weed-matted
- Metered recycled water connected to two external taps, both toilets, and the laundry
- Northern aspect
- Ceiling height of 2.7m
- Hall storage = 7.3m<sup>3</sup>
  - H: 2.7m x D: 0.85m x L: 4.7m
- Two ceiling access points; one in the garage, the other in the hall

Last updated 17 August 2025