

Property Information & Frequently Asked Questions

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Property Address: 3/51 Anderson Street, East Ballina

Property Layout	3 Bed 1 Bath
Sale / Auction details	For Sale - Private Treaty
Price Guide	Contact Agent
Total size sqm	190m2
Property & Complex Description:	Triplex
Age of property?	Late 70s construction
Reason for selling?	Selling Investment
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Tenanted
What is the rental estimate?	Currently paying \$550pw
Lease end date?	May 2025




Cooktop / Oven Type?	Electric Cooktop	Property Aspect?	Front - S/W
Automatic garage doors?	No	Age of improvements/renovations?	Unknown
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes	What are the Council Rates?	Around \$2,600pa
Is there water storage?	No	UCV	TBA
Is there solar energy?	No	Builder	Unknown
NBN Connection?	Available in area	Strata Levies?	\$580pq
Additional Storage?	In Garage	Capital Works/Admin Fund?	TBA
Type of hot water system?	Electric	Common Property	Yes - refer to 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:

1	1/13 KARDELLA AVENUE EAST BALLINA NSW 2478		2 1 1 133m ² 77m ²	DOM 16 Distance 0.12km	Sold \$735,000
2	2/13-23 LINKS AVENUE EAST BALLINA NSW 2478		3 1 1 226m ² 114m ²	DOM 78 Distance 0.86km	Sold \$715,000
3	21/69-77 JAMESON AVENUE EAST BALLINA NSW 2478		2 1 1 - 82m ²	DOM 76 Distance 0.62km	Sold ^{RS} \$675,000