

Property Information & Frequently Asked Questions

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Property Address: 40 Prospect Street, East Ballina

Property Layout 3 Bed | 2 Bath | 1 Car

Sale/Auction details Private treaty

Price Guide Refer to relevant sales

Total/Land size sqm 656sqm

Property & Complex Description: House

Age of property? Built 1980

Reason for selling? Relocating North

How long have the current owners lived there for? Since 2015

Is the property owner occupied/tenanted? Owner occupied

What is the rental estimate? \$650 – \$700 p/w

Lease end date? N/A

Gas, electric or induction oven/cooktop? Electric Type of hot water system? Solar

Automatic garage doors? Yes What is the aspect of the property? Front – S/E

Is there a security system? No Age of improvements/renovations? Pool – 2021 Deck – 2020

Is there air conditioning? Yes Is the building pet friendly? Yes

Is there water storage? No What are the Council Rates? \$3,027.79pq

Is there solar energy? Yes UCV ? \$647,000

NBN connection available? Available in the area






Is there any additional storage? Garden shed

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 5 ANTRIM STREET EAST BALLINA NSW 2478 Sold \$1,090,000 3 Beds, 1 Bath, 1 Carport, 699m ² Land, 147m ² Floor Area Year Built 1985, DOM 30 Sold Date 01-Aug-24, Distance 1.11km First Listing Contact Agent Last Listing \$1,090,000
	2 46 LAKEVIEW CIRCUIT EAST BALLINA NSW 2478 Sold \$1,090,000 3 Beds, 2 Baths, 2 Carports, 750m ² Land, 150m ² Floor Area Year Built 1990, DOM 12 Sold Date 27-May-24, Distance 1.31km First Listing \$1,075,000 - \$1,125,000 Last Listing \$1,075,000 - \$1,125,000
	3 20 NORTHUMBERLAND DRIVE EAST BALLINA NSW 2478 Sold \$1,060,000 3 Beds, 2 Baths, 1 Carport, 653m ² Land, 125m ² Floor Area Year Built 1985, DOM 46 Sold Date 19-Apr-24, Distance 0.17km First Listing - Last Listing -
	4 5 MCDUGALL STREET EAST BALLINA NSW 2478 Sold \$1,000,000 4 Beds, 2 Baths, 2 Carports, 634m ² Land, 143m ² Floor Area Year Built 1985, DOM - Sold Date 13-Feb-24, Distance 0.82km First Listing - Last Listing -
	5 12 ANDERSON STREET EAST BALLINA NSW 2478 Sold \$945,000 3 Beds, 1 Bath, - Carports, 696m ² Land, 116m ² Floor Area Year Built 1980, DOM 58 Sold Date 26-Jul-24, Distance 0.84km First Listing Price on Request Last Listing \$945,000