

Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Heidi Last 0416 072 868 | Mandy Lake 0410 422 685

Property Address: 14 Windrow Avenue, Cumbalum

Property Layout	4 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,150,000 - \$1,220,000
Land size sqm	562.8sqm
Property & Complex Description:	Single level low maintenance living, media room and study nook
Age of property?	Built 2024
Reason for selling?	Selling investment
How long have the current owners lived there for?	November 2024
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$850 - \$900 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Gas cook top Electric oven	Property Aspect?	North to Front
Automatic garage doors?	Yes	Type of hot water system?	Gas
Is there a security system?	No	Pool?	No
Is there air conditioning?	No	Age of improvements/renovations?	N/A
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	Yes	What are the Council Rates?	\$2,722.35 p/a
NBN Connection?	In area	UCV?	\$604,000
Additional Storage?	No	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	5 LAWRENCE RISE CUMBALUM NSW 2478		Sold		\$1,223,000	
		 4  2  2  643m ²  -	Year Built	-	DOM	46
			Sold Date	20-Mar-25	Distance	0.07km
			First Listing	For Sale - Contact Agent		
			Last Listing	For Sale - \$1,250,000 - \$1,350,000		
2	22 WINDROW AVENUE CUMBALUM NSW 2478		Sold		RS \$1,190,000	
		 4  2  -  562m ²  178m ²	Year Built	2023	DOM	32
			Sold Date	31-Jul-25	Distance	0.06km
			First Listing	\$1,100,000 - \$1,200,000		
			Last Listing	\$1,190,000.00		
3	173 BALLINA HEIGHTS DRIVE CUMBALUM NSW 2478		Sold		\$1,140,000	
		 4  2  2  576m ²  144m ²	Year Built	2024	DOM	22
			Sold Date	18-Oct-24	Distance	0.26km
			First Listing	Guide \$1,050,000 - \$1,150,000		
			Last Listing	\$1,140,000		