

Property Information & Frequently Asked Questions

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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?	No	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		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	Sold	\$1,223,000
2	22 WINDROW AVENUE CUMBALUM NSW 2478		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	Sold	^{RS} \$1,190,000
3	173 BALLINA HEIGHTS DRIVE CUMBALUM NSW 2478		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	Sold	\$1,140,000