

Property Information & Frequently Asked Questions

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Property Address: 5 Lawrence Rise, Cumbalum

Property Layout	4 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,250,000 - \$1,350,000
Total/Land size sqm	643sqm
Property & Complex Description:	Ex display home by Coral Homes
Age of property?	Brand new
Reason for selling?	Selling ex display home
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	N/A
What is the rental estimate?	Around \$950 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Gas Cooktop Electric Oven	Property Aspect?	Front faces South
Automatic garage doors?	Yes	Type of hot water system?	Gas
Is there a security system?	Yes	Pool?	No
Is there air conditioning?	Ducted	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?	\$3,041.63 p/a
NBN Connection?	In area	UCV?	\$662,000
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:

1 17 DENT CRESCENT CUMBALUM NSW 2478 **Sold** **\$1,395,000**




🏠 4 🚗 2 🚗 4 📏 803m² 📏 210m²
 Year Built 2019 DOM 139
 Sold Date 20-Aug-24 Distance 0.61km
 First Listing For Sale - Contact Agent
 Last Listing \$1,395,000

2 27 LAWRENCE RISE CUMBALUM NSW 2478 **Sold** **\$1,377,000**



🏠 4 🚗 2 🚗 2 📏 766m² 📏 280m²
 Year Built 2019 DOM 31
 Sold Date 05-Nov-24 Distance 0.16km
 First Listing -
 Last Listing Guide \$1,400,000 - \$1,450,000


3 6 LAWRENCE RISE CUMBALUM NSW 2478 **Sold** **\$1,350,000**



🏠 4 🚗 2 🚗 2 📏 719m² 📏 208m²
 Year Built 2020 DOM 20
 Sold Date 12-Sep-23 Distance 0.06km
 First Listing Auction
 Last Listing Auction

Notes from your agent
Perry Display Home

4 17 LAWRENCE RISE CUMBALUM NSW 2478 **Sold** **\$1,250,000**



🏠 4 🚗 2 🚗 3 📏 563m² 📏 211m²
 Year Built 2019 DOM 24
 Sold Date 31-Jan-24 Distance 0.09km
 First Listing -
 Last Listing -