



# Information Memorandum

## 31 Park Street, Evans Head

**McGrath**

**Address: 31 Park Street, Evans Head**

**Expressions of interest close Thursday 12<sup>th</sup> March**

A rare opportunity has arisen to acquire a block of four 2 storey units in one of Evans Head's most desirable in-town positions. Comprising of one - 3 bedroom unit and three - 2 bedroom units, the complex lies within strolling distance to the beach, popular cafes, the bowling club and the river, offering an incredible 'walk-to-everything' lifestyle in the heart of Evans Head.

With solid bones and an enviable location, the units are ripe for renovation, providing the perfect opportunity to modernise and maximise both rental appeal and long-term growth. Ideal for investors seeking multiple income streams in one of the Far North Coast's most popular holiday destinations.

- 911m2 block with four units in a sought-after and ultra walkable location
- Premium opportunity for investors to secure multiple income streams
- Each unit features a private courtyard, balcony and secure garage parking
- Ideal for permanent rental, holiday letting or Airbnb flexibility
- Ripe for renovation with excellent value-add potential in a prime position
- Stroll to the bowling club in metres and handy 5 minute walk to the beach
- Just 350m to Oak Street for cafes, restaurants and relaxed shopping
- Enjoy easy access to the beautiful Evans River with its shoreline parks
- 600m to Evans River K-12 School, just 27 mins north to Ballina
- 37 mins to the Ballina/Byron Gateway Airport, 47 mins to Byron Bay

### Agents

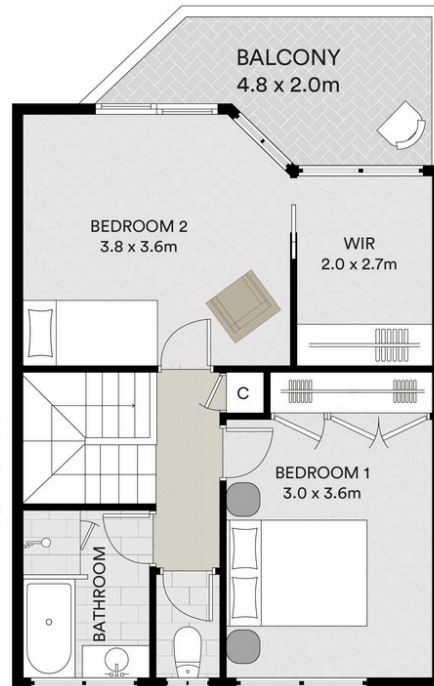
Adam Gaiter  
0405 494 271

Maxine Gaiter  
0405 496 911

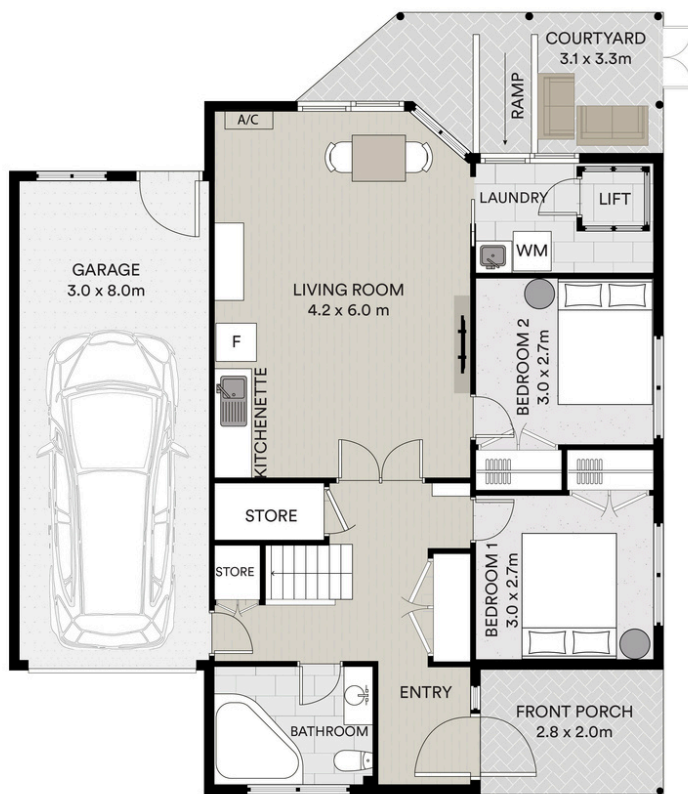




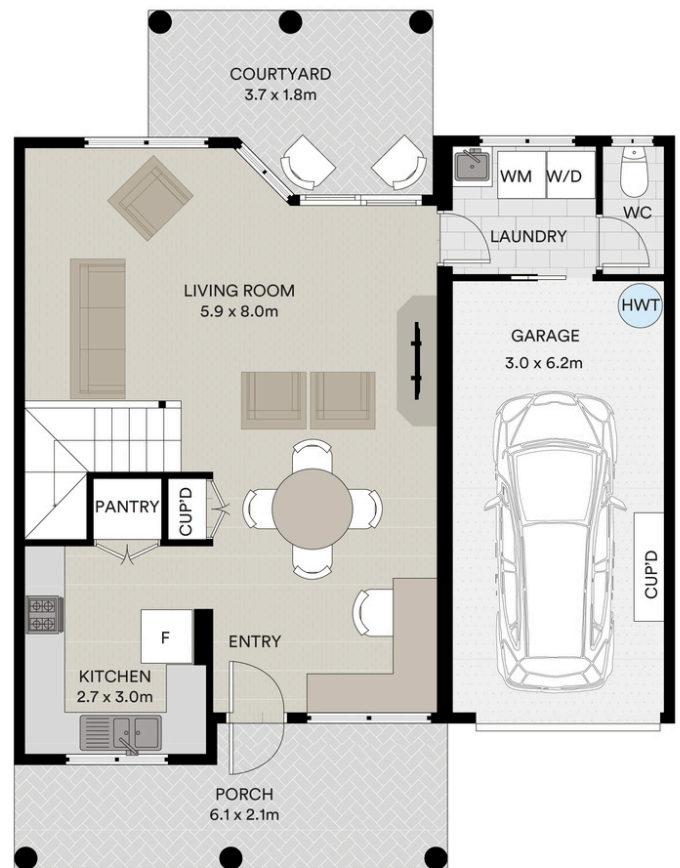
UNIT 4 FIRST FLOOR



UNIT 3 FIRST FLOOR



UNIT 4 GROUND FLOOR



UNIT 3 GROUND FLOOR



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

# 31 Park Street, Evans Head

## Frequently Asked Questions

What is the price guide?	Expressions of interest close Thursday 12 <sup>th</sup> February
What is the land size?	910.5m2
When was the property built?	1991
What is the zoning?	R1 General Residential
Is the property owner occupied or tenanted?	3 x 2 bedroom units tenanted Owners live in 3 bedroom unit
Current permanent rental amounts?	Two bedrooms - \$370 pw
Permanent rental estimate in current condition?	(3 bedroom) Unit 4 - \$600 - \$650 pw (2 bedroom) Unit 3 - \$350 - \$400pw Unit 2 - \$350 - \$400 pw Unit 1 - \$350 - \$400 pw
Permanent rental estimate with minor renovations ? Suggest - new floor coverings, paint throughout, replacement of some cabinetry, thorough clean & tidy inside & out	(2 bedroom) Unit 3 - \$500 - \$550 pw Unit 2 - \$500 - \$550 pw Unit 1 - \$500 - \$550 pw
Currently managed by Lifestyle Evans Head McGrath Property Management due to take over 2 <sup>nd</sup> March	
Is the property sewerred or septic?	sewerred
What are the Council rates?	\$6456 pa
What are the water rates?	approx \$6200 pa
Recent sales below; 45 Beech Street & 26-28 Mangrove Street are the most recent comparables but we feel that 31 Park Street is a superior property with regards to size and location.	Wheel chair access & lift facility available





# Recent sales

ADDRESS	BED	BATH	CAR	LAND	DATE	PRICE
45 Beech Street, Evans Head	8	4	4	809m2	28/08/25	\$1,720,000
2-4 Yarran Street, Evans Head	4	2	1	476m2	26/05/25	\$895,000
47 Beech Street, Evans Head	5	2	-	809m2	13/07/23	\$1,160,000
28 Heath Street, Evans Head	5	2	1	809m2	16/08/24	\$1,200,000
26-28 Mangrove Street, Evans Head	10	10	4	1429m2	05/02/26	\$2,000,000

Disclaimer: This information has been prepared to assist you asses this property's value range. We complied this list with best endeavours from sources we deem reliable however you should rely on your own enquired to verify the accuracy of the information

# Units 1,2,3,4 / 31 Park Street, Evans Head Rental Appraisal

9th February 2026

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal. As requested, I have viewed the property and considered the potential leasing of the property based on current market conditions and recently leased comparable properties.

Given a suitable marketing program & current market & condition, we believe the property could achieve a rental figure;

Unit 1,2,3 - \$350 - \$400 per week

Unit 4 - \$600 - \$650 per week

Closest comparable rental that has recently leased;

3/6 Booyong Street, Evans Head - leased January 2025 for \$330 per week

1/12 Cypress Street, Evans Head - leased October 2025 for \$620 per week

With new flooring, paint & replacement of damaged cabinetry in Units 1,2 & 3 the units could achieve a rental figure of \$500 - \$550 per week

Closest comparable rental that has recently leased;

3/56 Woodburn Street, Evans Head - leased September 2025 for \$550 per week

If you have any questions or would like to discuss your leasing options further, please don't hesitate to contact me.

Yours sincerely



Kimberley Virtue

Head of Property Management

Encl. Please note this is an appraisal only and not to be taken as a formal valuation. This appraisal is current as at today's date and market, and is subject to change in line with market conditions.

## McGrath

**Ballina**  
176 River St  
Ballina NSW 2478  
+61 2 6618 3399

**Alstonville**  
3/78a Main Street  
Alstonville NSW 2477  
+61 2 6618 3399

**Lennox Head**  
47 Ballina Street  
Lennox Head NSW 2478  
+61 2 6687 6155

**Byron Bay**  
7A/21-25 Fletcher Street  
Byron Bay NSW 2481  
+61 2 6639 1200

Riverwalk Realty Pty Limited ABN 83 672 598 067 (an independently owned and operated Franchise business) T/as McGrath Ballina/Lennox Head/Alstonville  
Capvale Pty Ltd ABN 42 865 134 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head  
Bangalow Hinterland Property Management Pty Ltd ABN 11 143 031 154 T/as McGrath Lennox Head  
NRGC Byron Bay Pty Ltd ABN 37 633 592 700 (an independently owned and operated Franchise business) T/as McGrath Byron Bay





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## Intent to Purchase

The Prospective Buyer/s agree that:

1. they are in a position to proceed with a formal contract immediately should their offer be accepted
2. they are aware that other parties are interested in purchasing the subject Property, and they may also make confidential offers to the Seller
3. the Listing Agent has advised them to put forward their best offer in writing to be given to the Seller
4. all offers by the Prospective Buyer will be presented to the Seller by the Listing Agent
5. they are aware that any offer may be accepted or rejected at the Seller's discretion
6. they are aware the Seller is not obligated to accept any offer and may counter offer and negotiate with a Prospective Buyer.

Property: \_\_\_\_\_

Date of offer: \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_

Offer: \$ \_\_\_\_\_

Settlement: \_\_\_\_\_ days

Conditions: Finance YES/NO – Days \_\_\_\_\_ Building and Pest YES/NO – Days \_\_\_\_\_

Reasoning: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Buyer /s: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_ (m) \_\_\_\_\_ (h)

### Signatures

By signing this Acknowledgement the Prospective Buyer/s agree that they have read and understood the Buyer Acknowledgement and authorise the Listing Agent to submit this offer to the Seller.

Prospective Buyer/s:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date