

# 46 Ironbark Road, Ballina

## Frequently Asked Questions

|                                                     |                                 |
|-----------------------------------------------------|---------------------------------|
| Property Layout?                                    | 4 bed   2 bath   2 car          |
| Sale / Auction details?                             | For Sale - Private Treaty       |
| Price guide?                                        | \$1,200,000 - \$1,300,000       |
| Total sqm?                                          | 480sqm                          |
| Property & complex description?                     | House                           |
| Age of property?                                    | Built 2017                      |
| Reason for selling?                                 | Selling investment              |
| How long have the current owners lived there for?   | N/A                             |
| Is the property vacant, owner occupied or tenanted? | Vacant                          |
| What is the rental estimate?                        | \$850 - \$900 p/w               |
| Lease end date?                                     | N/A                             |
| Cooktop / oven type?                                | Gas cook top and electric oven  |
| Automatic garage doors?                             | Yes                             |
| Is there a security system?                         | No                              |
| Is there air conditioning?                          | Ducted                          |
| Is there water storage?                             | No                              |
| Is there solar energy?                              | Yes                             |
| NBN connection?                                     | In area                         |
| Additional storage?                                 | No                              |
| Type of hot water system?                           | Electric                        |
| Pool?                                               | No                              |
| Property aspect?                                    | North to rear                   |
| Age of improvements/renovations?                    | Freshly painted internally 2026 |
| Is the building pet friendly?                       | Yes                             |
| What are the council rates?                         | \$3,240.21 p/a                  |
| UCV?                                                | \$540,000                       |
| Builder?                                            | Coral Homes                     |

**McGrath**  
Team Bishop & Marshall

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Justine Smith 0401 433 776 | Mandy Lake 0410 422 685

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Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.

# Recent Sales

25 Sunbird Avenue,  
Ballina

|      |       |      |
|------|-------|------|
| 4    | 2     | 2    |
| Beds | Baths | Cars |

**Sale price**  
\$1,330,000

**Sale date**  
16 February 2026

**Land size**  
576 sqm



11 Eagle Avenue,  
Ballina

|      |       |      |
|------|-------|------|
| 4    | 2     | 2    |
| Beds | Baths | Cars |

**Sale price**  
\$1,300,000

**Sale date**  
21 May 2026

**Land size**  
579 sqm



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