

Property Information & Frequently Asked Questions

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Property Address: 37 Fox Street, Ballina

Property Layout	3 Bed 3 Bath 3 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,200,000 - \$1,300,000
Land size sqm	341.2sqm
Property Description:	Renovated 2 storey home, 300m to Meldrum Park and North Creek
Age of property?	Originally renovated 2016 and extended 2018/2019
Reason for selling?	Downsizing
Share costs?	Nil - completely separate as per by-laws
How long have the current owners lived there for?	8 years
Is the property owner occupied/tenanted?	Owner Occupied
What is the rental estimate?	\$800 - \$830 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	North/East to rear
Automatic garage doors?	Yes	Type of hot water system?	Electric
Is there a security system?	No	Pool?	No
Is there air conditioning?	Yes	Age of improvements/renovations?	2018/2019
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	Yes	What are the Council Rates?	\$2,861.93 - p/a
NBN Connection?	In area	UCV?	\$362,500
Additional Storage?	Shed	Builder?	Rodney Westblade/Rod Sironen




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 16 FOX STREET BALLINA NSW 2478	4 3 2 367m ² 161m ²	Sold \$1,475,000
	Year Built	1950	DOM 15
	Sold Date	23-Jul-24	Distance 0.27km
	First Listing	Auction	
	Last Listing	Auction	
	2 21 JARRETT LANE BALLINA NSW 2478	4 2 1 329m ² -	Sold ^{RS} \$1,330,000
	Year Built	-	DOM 204
	Sold Date	10-Jun-25	Distance 0.11km
	First Listing	Contact agent	
	Last Listing	\$1,330,000	
	3 6A BURNET STREET BALLINA NSW 2478	3 2 1 470m ² -	Sold \$1,225,000
	Year Built	-	DOM 44
	Sold Date	05-Nov-24	Distance 0.68km
	First Listing	\$1,225,000	
	Last Listing	\$1,225,000	