

Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Heidi Last 0416 072 686 | Mandy Lake 0410 422 685

Property Address: 24 Norvell Grove, Alstonville

Property Layout	3 Bed 2 Bath 1 Carr
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$725,000
Total/Land size sqm	769.6sqm
Property & Complex Description:	Battleaxe medium density (R3 zoning)
Age of property?	TBA
Reason for selling?	Selling investment property
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Tenanted
What is the rental estimate?	Currently \$640 pw
Lease end date?	7th May, 2025

Cooktop / Oven Type?	Electric	Property Aspect?	Front - North
Automatic garage doors?	No	Age of improvements/renovations?	Kitchen within 3 years
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	TBA	What are the Council Rates?	\$2,811.95
Is there water storage?	TBA	UCV	\$413,000.00
Is there solar energy?	No	Builder	Unknown
NBN Connection?	Available in area	Strata Manager?	N/A
Additional Storage?	TBA	Strata Levies?	N/A
Type of hot water system?	TBA	Admin/Capital Works Fund?	N/A
Pool?	No	Common Property?	N/A




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

<p>1 10 NORVELL GROVE ALSTONVILLE NSW 2477</p> 	<p> 3 2 2 782m² 117m² Year Built - DOM 52 Sold Date 04-Sep-24 Distance 0.12km First Listing Contact Agent Last Listing \$775,000 to \$820,000 </p>	<p>Sold \$776,000</p>
<p>2 21 SUNCREST AVENUE ALSTONVILLE NSW 2477</p> 	<p> 3 2 - 597m² - Year Built - DOM 33 Sold Date 05-Jul-24 Distance 0.14km First Listing Contact Agent Last Listing \$790,000 </p>	<p>Sold \$790,000</p>
<p>3 50 MELLIS CIRCUIT ALSTONVILLE NSW 2477</p> 	<p> 3 1 - 751m² 177m² Year Built - DOM 28 Sold Date 24-Jun-24 Distance 0.64km First Listing Contact Agent Last Listing \$790,000 </p>	<p>Sold \$790,000</p>