

## Property Information & Frequently Asked Questions

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Property Address: 1/41 Norton Street, Ballina

Property Layout	3 Bed   2 Bath   2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	Refer to relevant sales on page 2
Total sqm	319sqm
Property & Complex Description:	Duplex
Age of property?	25 years approx
Reason for selling?	Owners relocating
How long have the current owners lived there for?	Since 2018
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$750 - \$800pw
Lease end date?	n/a




Cooktop / Oven Type?	Electric	Property Aspect?	Front - West
Automatic garage doors?	Yes	Age of improvements/renovations?	n/a
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes	What are the Council Rates?	\$2835pa
Is there water storage?	No	UCV?	\$335,000
Is there solar energy?	No	Builder?	Unknown
NBN Connection?	Yes	Strata Manager?	Strata North
Additional Storage?	No	Strata Levies?	Split building insurance and strata-hub annual updates
Type of hot water system?	Electric	Admin/Capital Works Fund?	No
Pool?	No	Common Property?	No

## 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.

## Relevant Sales:

1	16 WINTON LANE BALLINA NSW 2478	Sold	\$1,134,000
	<p> <span>🏠 3</span> <span>🚿 3</span> <span>🚗 2</span> <span>📏 348m<sup>2</sup></span> <span>📏 201m<sup>2</sup></span>                      Year Built 2012 DOM 76                      Sold Date 14-Feb-25 Distance 0.48km                      First Listing Auction                      Last Listing Auction                 </p>		
2	97B HOLDEN LANE BALLINA NSW 2478	Sold	\$900,000
	<p> <span>🏠 3</span> <span>🚿 3</span> <span>🚗 1</span> <span>📏 288m<sup>2</sup></span> <span>📏 -</span>                      Year Built - DOM 38                      Sold Date 20-Mar-25 Distance 0.73km                      First Listing Guide \$830,000 - \$910,000                      Last Listing \$900,000                 </p>		
3	1/131 CHERRY STREET BALLINA NSW 2478	Sold	\$902,000
	<p> <span>🏠 3</span> <span>🚿 2</span> <span>🚗 2</span> <span>📏 425m<sup>2</sup></span> <span>📏 149m<sup>2</sup></span>                      Year Built 1992 DOM -                      Sold Date 10-Jun-25 Distance 1.23km                      First Listing -                      Last Listing -                 </p>		