

## Property Information & Frequently Asked Questions

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Property Address: 103 Tamar Street, Ballina

Property Layout	3 Bed   2 Bath   0 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$750,000 to \$800,000
Total/Land size sqm	467.4sqm
Property & Complex Description:	Charming Cottage in Commercial Zoning
Reason for selling?	Relocating
How long have the current owners lived there for?	3 ½ years
Is the property owner occupied/tenanted?	Owner Occupied
What is the rental estimate?	Residential - \$700 -750 p/w Commercial - \$160 per sqm
Lease end date?	N/A

Cooktop / Oven Type?	Gas Cook top/electric oven	Property Aspect?	North to rear
Automatic garage doors?	N/A	Type of hot water system?	Gas
Is there a security system?	No	Pool?	No
Is there air conditioning?	Yes	Age of improvements/renovations?	Approx 6 years
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	No	What are the Council Rates?	\$3,811.96 p/a
NBN Connection?	Available in area	UCV?	\$404,000
Additional Storage?	Shed	Builder?	Unknown



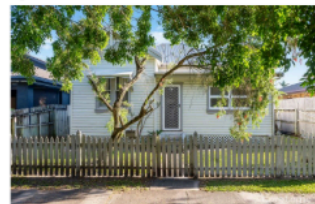
## History of Ballina Shire

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	42 GRANT STREET BALLINA NSW 2478	<b>Sold</b> <b>\$800,000</b>
	<p>  2  1  1  598m<sup>2</sup>  -                      Year Built 1960 DOM 243                      Sold Date 23-Jul-24 Distance 0.22km                      First Listing -                      Last Listing -                 </p>	
2	25 MOON STREET BALLINA NSW 2478	<b>Sold</b> <b>\$811,000</b>
	<p>  3  2  1  333m<sup>2</sup>  119m<sup>2</sup>                      Year Built 1939 DOM 42                      Sold Date 22-Dec-23 Distance 0.26km                      First Listing -                      Last Listing -                 </p>	
3	34 TAMAR STREET BALLINA NSW 2478	<b>Sold</b> <sup>RS</sup> <b>\$790,000</b>
	<p>  3  1  1  736m<sup>2</sup>  -                      Year Built - DOM 40                      Sold Date 12-Nov-24 Distance 0.77km                      First Listing Auction                      Last Listing \$790,000                 </p>	