

## Property Information & Frequently Asked Questions

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Property Address: 3/10 Burnet Street, Ballina - Access via Pool Lane

Property Layout	2 Bed   1 Bath   1 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	Contact Agent
Total sqm	172sqm
Property & Complex Description:	Villa in a complex of 4
Age of property?	Built 1989
Reason for selling?	Selling investment
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Vacant
What is the rental estimate?	\$580 - \$620 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	Front to South
Automatic garage doors?	Yes	Age of improvements/renovations?	New paint and new carpet
Is there a security system?	No	Is the building pet friendly?	Approval required
Is there air conditioning?	Yes	What are the Council Rates?	\$2,672.16 p/a
Is there water storage?	No	UCV?	\$275,000
Is there solar energy?	Yes	Builder?	Unknown
NBN Connection?	Available in area	Strata Manager?	Self Managed
Additional Storage?	No	Strata Levies?	\$880 p/q
Type of hot water system?	Electric	Admin/Capital Works Fund?	\$35,000
Pool?	No	Common Property?	As per contract




## 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 3/12 BURNET STREET BALLINA NSW 2478</p> 	<p>  2  1  1  148m<sup>2</sup>  84m<sup>2</sup>            Year Built 1985 DOM 23            Sold Date 21-Feb-24 Distance 0.02km            First Listing \$620,000 - \$650,000            Last Listing \$620,000 - \$650,000         </p>	<p><b>Sold \$640,000</b></p>
<p>2 8/27 CRANE STREET BALLINA NSW 2478</p> 	<p>  2  1  1  120m<sup>2</sup>  59m<sup>2</sup>            Year Built 1980 DOM 65            Sold Date 08-Feb-24 Distance 0.28km            First Listing Contact Agent            Last Listing Contact Agent         </p>	<p><b>Sold \$600,000</b></p>
<p>3 2/21 TAMAR STREET BALLINA NSW 2478</p> 	<p>  2  1  1  137m<sup>2</sup>  71m<sup>2</sup>            Year Built 1982 DOM 57            Sold Date 04-Oct-24 Distance 0.37km            First Listing Guide \$580,000 - \$630,000            Last Listing \$600,000         </p>	<p><b>Sold \$600,000</b></p>