

Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Heidi Last 0416 072 868 | Mandy Lake 0410 422 685

Property Address: 19 Shearwater Close, East Ballina

Property Layout	4 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,400,000 - \$1,500,000
Land size sqm	735sqm
Property Description:	Single level brick home, walk to Angels Beach
Age of property?	Built 1997
Reason for selling?	Downsizing
How long have the current owners lived there for?	Since February 2004
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$850 - \$900 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	North to front
Automatic garage doors?	Yes	Type of hot water system?	Electric
Is there a security system?	No	Pool?	No
Is there air conditioning?	No	Age of improvements/renovations?	No
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	No	What are the Council Rates?	\$3,558.37 p/a
NBN Connection?	Yes	UCV?	\$1,070,000
Additional Storage?	Linen cupboards	Builder?	R Spackman




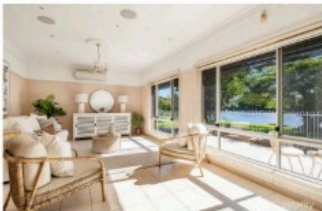
History of Ballina Shire

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	19 BAYVIEW DRIVE EAST BALLINA NSW 2478	Sold	\$1,500,000
	4 2 1 651m ² 164m ² Year Built 1990 DOM 62 Sold Date 30-Apr-25 Distance 0.35km First Listing Contact Agent Last Listing For Sale - Guide \$1,450,000		
2	11 BAYVIEW DRIVE EAST BALLINA NSW 2478	Sold	\$1,495,000
	4 2 2 606m ² 164m ² Year Built 1980 DOM 24 Sold Date 06-Aug-24 Distance 0.4km First Listing Contact Agent Last Listing Contact Agent		
3	37 ANDERSON STREET EAST BALLINA NSW 2478	Sold	\$1,455,000
	4 2 4 828m ² 281m ² Year Built 1985 DOM 30 Sold Date 21-Mar-25 Distance 0.96km First Listing AUCTION Last Listing AUCTION		
4	32 LAKEVIEW CIRCUIT EAST BALLINA NSW 2478	Sold	\$1,400,000
	4 2 3 700m ² 162m ² Year Built - DOM 43 Sold Date 16-Aug-24 Distance 1.2km First Listing Guide \$1,350,000 - \$1,450,000 Last Listing Guide \$1,350,000 - \$1,450,000		