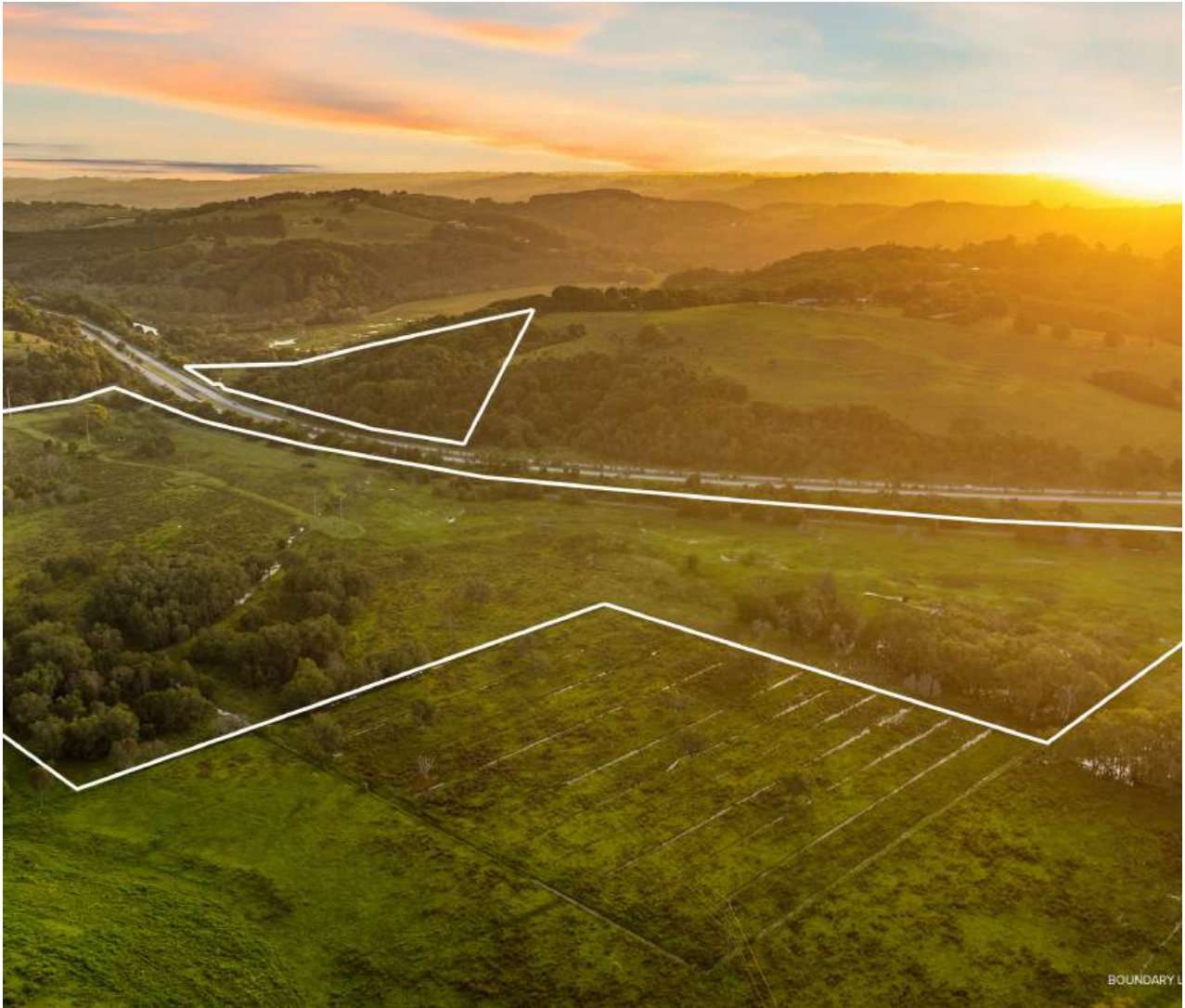


Information Memorandum  
808 Tamarind Drive  
Tintenbar



## Information Memorandum

**Address:** 808 Tamarind Drive, Tintenbar

**Price Guide:** \$1,500,000

Elevated amongst the idyllic scenery of the Tamarind Drive plateau, this vast 93 acre property offers extraordinary versatility for families, agriculturalists or developers. Home to two separate modern residences with horse stables, dressage arena and flowing creek, there's scope for multiple income streams already in place. Families can embrace peaceful rural living, run horses or cattle, then nip down for a surf at Lennox in just 10 minutes. Zoned as 'urban growth', there's added potential for subdivision and rural development STCA, with the allure of Byron Bay just 20 minutes away.

- An impressive 93 acres set amongst the serenity of Tintenbar
- Modern four bedroom main residence ideal for families seeking rural bliss
- Contemporary kitchen offers thick stone benchtops and a dishwasher
- Stylish modern bathroom with high ceilings, large laundry/mud room
- Relax on the verandah overlooking the child-friendly yard with elevated views
- Horse stables, paddocks, dressage arena, great water storage, flowing creek
- Separate three bed modern residence with large yard, ideal for rental income
- Live in one and lease the other, host rural retreats or offer as an Airbnb
- Endless space for farming, running cattle or growing organic veggie gardens
- Developers will note the urban growth zoning with scope for rural development
- Only 7 mins to Ballina, 10 mins to Lennox Head and 20 mins to Byron Bay



**Jamie Marshall**  
0402 726 011  
jamiemarshall@mcgrath.com.au

**Shawn Bishop**  
0416 041 839  
shawnbishop@mcgrath.com.au

**Heidi Last**  
0402 726 011  
heidilast@mcgrath.com.au

**Mandy Lake**  
0410 422 685  
amandalake@mcgrath.com.au



MAIN RESIDENCE 1



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

INTERNAL AREA : 151 M<sup>2</sup>  
 EXTERNAL AREA : 53 M<sup>2</sup>

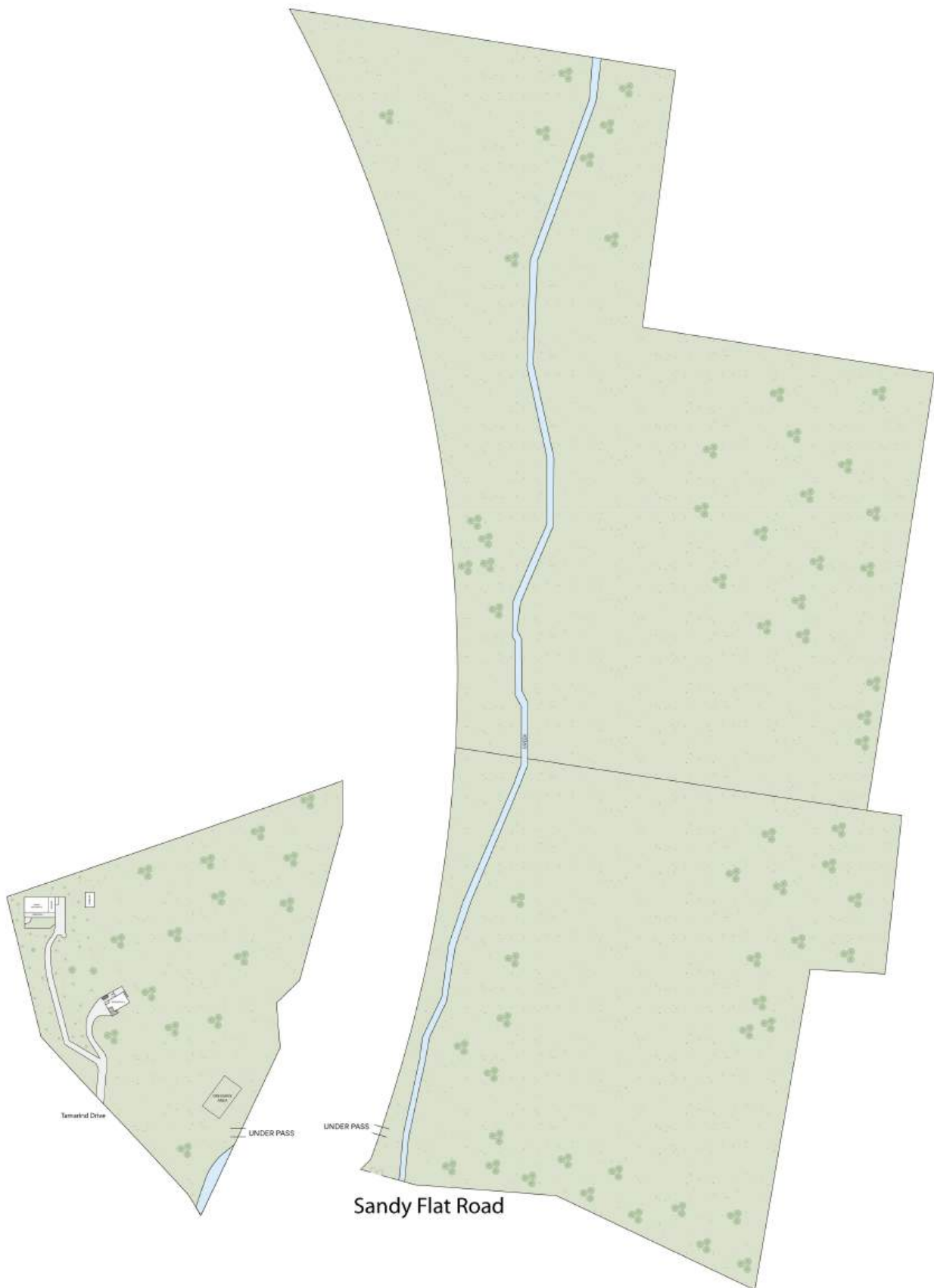


RESIDENCE 2



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

INTERNAL AREA : 78 M<sup>2</sup>  
EXTERNAL AREA : 10 M<sup>2</sup>



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.


LAND AREA : 3,76,358 M<sup>2</sup>






# Frequently asked questions

<b>Property Description</b>	<b>Top House - 4 Bed   1 Bath   2 Car Bottom House - 3 Bed   1 Bath</b>
<b>Land size</b>	<b>93 Acres</b>
<b>Age of properties</b>	<b>Approx 70's constructed but renovated by current owners</b>
<b>Reason for selling</b>	<b>Owners Relocating</b>
<b>How long have they owned the property?</b>	<b>Since 2015</b>
<b>Zoning</b>	<b>RU1</b>
<b>Water</b>	<b>Town water connected</b>
<b>Solar energy</b>	<b>Nil</b>
<b>Rental appraisal</b>	<b>House - \$600 - \$630 pw Flat - Around \$550 - \$600 pw</b>
<b>Seperately metred?</b>	<b>Yes, for power, water &amp; septic</b>
<b>Property UCV</b>	<b>\$549,000</b>
<b>Fencing</b>	<b>Majority post and wire</b>
<b>Council Rates?</b>	<b>\$1,878.40 pa</b>
<b>Agistment return</b>	<b>Approx \$1,150.00 pq</b>

# Relevant Sales

**1** 94 FERNLEIGH ROAD TINTENBAR NSW 2478 **Sold** <sup>RS</sup> **\$2,067,000**




 3	 2	 6	 2.33ha	 184m <sup>2</sup>
Year Built	1995	DOM	26	
Sold Date	24-Aug-24	Distance	1.62km	
First Listing	Contact agent			
Last Listing	Contact agent			




**2** 1106-1108 TAMARIND DRIVE TINTENBAR NSW 2478 **Sold** <sup>RS</sup> **\$2,000,000**




 9	 3	 -	 3.15ha	 199m <sup>2</sup>
Year Built	2006	DOM	116	
Sold Date	08-Aug-24	Distance	1.84km	
First Listing	Forthcoming Auction			
Last Listing	\$2,000,000			






**3** 199 TAMARIND DRIVE BALLINA NSW 2478 **Sold** **\$1,990,000**



 -	 -	 -	 32.93ha	 -
Year Built	-	DOM	66	
Sold Date	29-Sep-23	Distance	5.99km	
First Listing	Undisclosed			
Last Listing	\$1,990,000			

**4** 64 ROSS LANE KINVARA NSW 2478 **Sold** **\$1,575,000**



 5	 3	 2	 2.04ha	 274m <sup>2</sup>
Year Built	1980	DOM	33	
Sold Date	23-Mar-24	Distance	1.94km	
First Listing	Auction guide \$1,600,000			
Last Listing	Auction guide \$1,600,000			

© 2022 The Law Society of New South Wales ACN 000 000 699 and The Real Estate Institute of New South Wales ACN 000 012 457  
 You can prepare your own version of pages 1 - 4 of this contract. Except as permitted under the Copyright Act 1968 (Cth) or consented to by the  
 copyright owners (including by way of guidelines issued from time to time), no other part of this contract may be reproduced without the specific written  
 permission of The Law Society of New South Wales and The Real Estate Institute of New South Wales

## Contract for the sale and purchase of land 2022 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	<b>McGrath Estate Agents Ballina/Lennox Head/Alstonville 176 River Street, Ballina, NSW 2478</b>	<b>Phone: 02 6618 3399 Fax: 02 6618 3399 Ref: Jamie Marshall - 0402 726 011</b>
co-agent		
vendor	<b>Krista Alice Parrington and James Andrew Parrington 808 Tamarind Drive, Tintenbar, NSW 2478</b>	
vendor's solicitor	<b>Somerville Laundry Lomax 1 Carrington Street, LISMORE NSW 2480 PO Box 26, Lismore NSW 2480</b>	<b>Phone: 02 6686 4233 Email: stephen.hart@sl.com.au Ref: JEB:SWH:2400718</b>
date for completion land (address, plan details and title reference)	<b>28th day after the contract date 808 Tamarind Drive, Tintenbar, New South Wales 2478 Registered Plan: Lot 1001 &amp; 1002 Plan DP 1188299 Folio Identifier 1001/1188299 &amp; 1002/1188299</b>	(clause 15)
improvements	<input type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input type="checkbox"/> other:	
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

**A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

inclusions	<input type="checkbox"/> air conditioning	<input checked="" type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood
	<input checked="" type="checkbox"/> blinds	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input type="checkbox"/> stove
	<input checked="" type="checkbox"/> ceiling fans	<input type="checkbox"/> EV charger	<input type="checkbox"/> pool equipment	<input checked="" type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> other: wall air conditioner			
exclusions				
purchaser				
purchaser's solicitor				
price	\$			
deposit	\$		(10% of the price, unless otherwise stated)	
balance	\$			
contract date				(if not stated, the date this contract was made)

















# McGrath

Team Bishop & Marshall

## Submission of offer

The Prospective Buyer/s agree that:

1. they are in a position to proceed with a formal contract immediately should their offer be accepted
2. they are aware that other parties are interested in purchasing the subject Property, and they may also make confidential offers to the Seller
3. the Listing Agent has advised them to put forward their best offer in writing to be given to the Seller
4. all offers by the Prospective Buyer will be presented to the Seller by the Listing Agent
5. they are aware that any offer may be accepted or rejected at the Seller's discretion
6. they are aware the Seller is not obligated to accept any offer and may counter offer and negotiate with a Prospective Buyer.
7. details of their offer will remain confidential to the Prospective Buyer/s and the Listing Agent who will present the offer to the Seller.

PROPERTY: \_\_\_\_\_

DATE OF OFFER \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_

OFFER/s \$ \_\_\_\_\_

SETTLEMENT \_\_\_\_\_ days or on the \_\_\_\_\_

CONDITIONS Finance YES/NO - Days \_\_\_\_\_ Building and Pest YES/NO - Days \_\_\_\_\_

TIMEFRAME OF UNCONDITIONAL APPROVAL: \_\_\_\_\_

ADDITIONAL TERMS/CONDITIONALS: \_\_\_\_\_

BUYER/S (FULL NAMES): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE \_\_\_\_\_ (m) \_\_\_\_\_ (h)

LEGAL REPRESENTATIVE: \_\_\_\_\_

BROKER / LENDER CONTACT DETAILS: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_

### SIGNATURES

By signing this Acknowledgement the Prospective Buyer/s agree that they have read and understood the Buyer Acknowledgement and authorise the Listing Agent to submit this offer to the Seller.

Prospective Buyer/s:

\_\_\_\_\_

Signature

\_\_\_\_\_

Signature

\_\_\_\_ / \_\_\_\_ / \_\_\_\_\_

Date



*"I don't think we would have got the price we got, in the time we did from any other agent in Ballina."*

S. Fisher seller in Ballina

Helping property sellers achieve the best possible result requires, experience, a strategy to stand out from your competition and a personal touch.

We are here to help you, should you be considering selling. Contact us to catch up for a no-obligation chat.

We would love the chance to help.

*Jamie Marshall*

Property Sale Specialist  
McGrath Estate Agents

**D** 02 6618 3303  
**M** 0402 726 011  
**E** [jamiemarshall@mcgrath.com.au](mailto:jamiemarshall@mcgrath.com.au)  
**F** [facebook.com/ballinapropertyagents](https://www.facebook.com/ballinapropertyagents)

*Shawn Bishop*

Property Sale Specialist  
McGrath Estate Agents

**D** 02 6618 3302  
**M** 0416 041 839  
**E** [shawnbishop@mcgrath.com.au](mailto:shawnbishop@mcgrath.com.au)  
**F** [facebook.com/ballinapropertyagents](https://www.facebook.com/ballinapropertyagents)