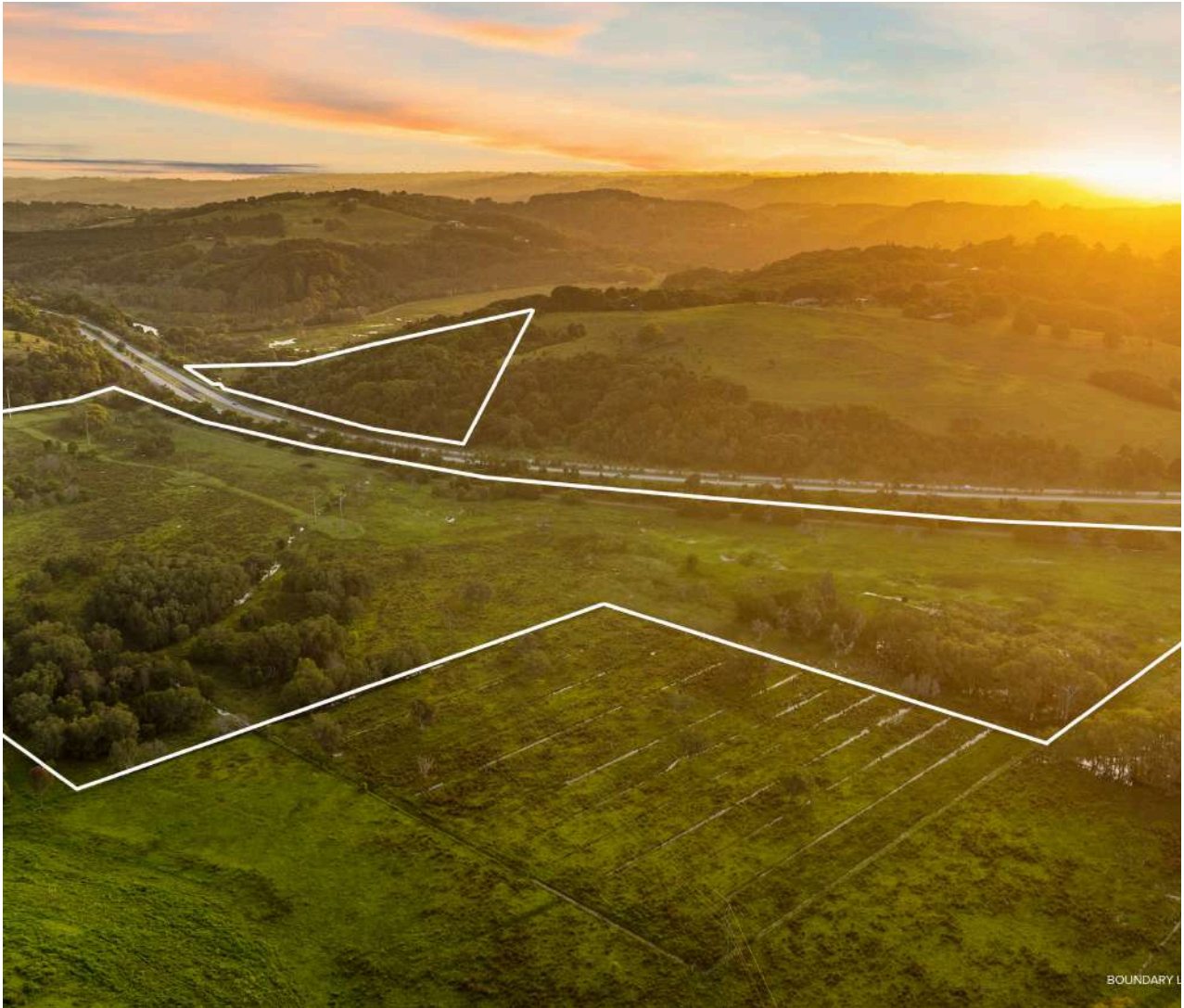


Information Memorandum
808 Tamarind Drive
Tintenbar



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 spans two titles and 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 over two titles 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



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MAIN RESIDENCE 1

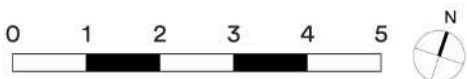


All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

INTERNAL AREA : 151 M²
EXTERNAL AREA : 53 M²



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 M²
EXTERNAL AREA : 10 M²



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LAND AREA : 3,76,358 M²

Frequently asked questions

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

Relevant Sales

1 94 FERNLEIGH ROAD TINTENBAR NSW 2478 **Sold** ^{RS} **\$2,067,000**



3	2	6	2.33ha	184m ²
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** ^{RS} **\$2,000,000**




9	3	-	3.15ha	199m ²
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 ²
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			

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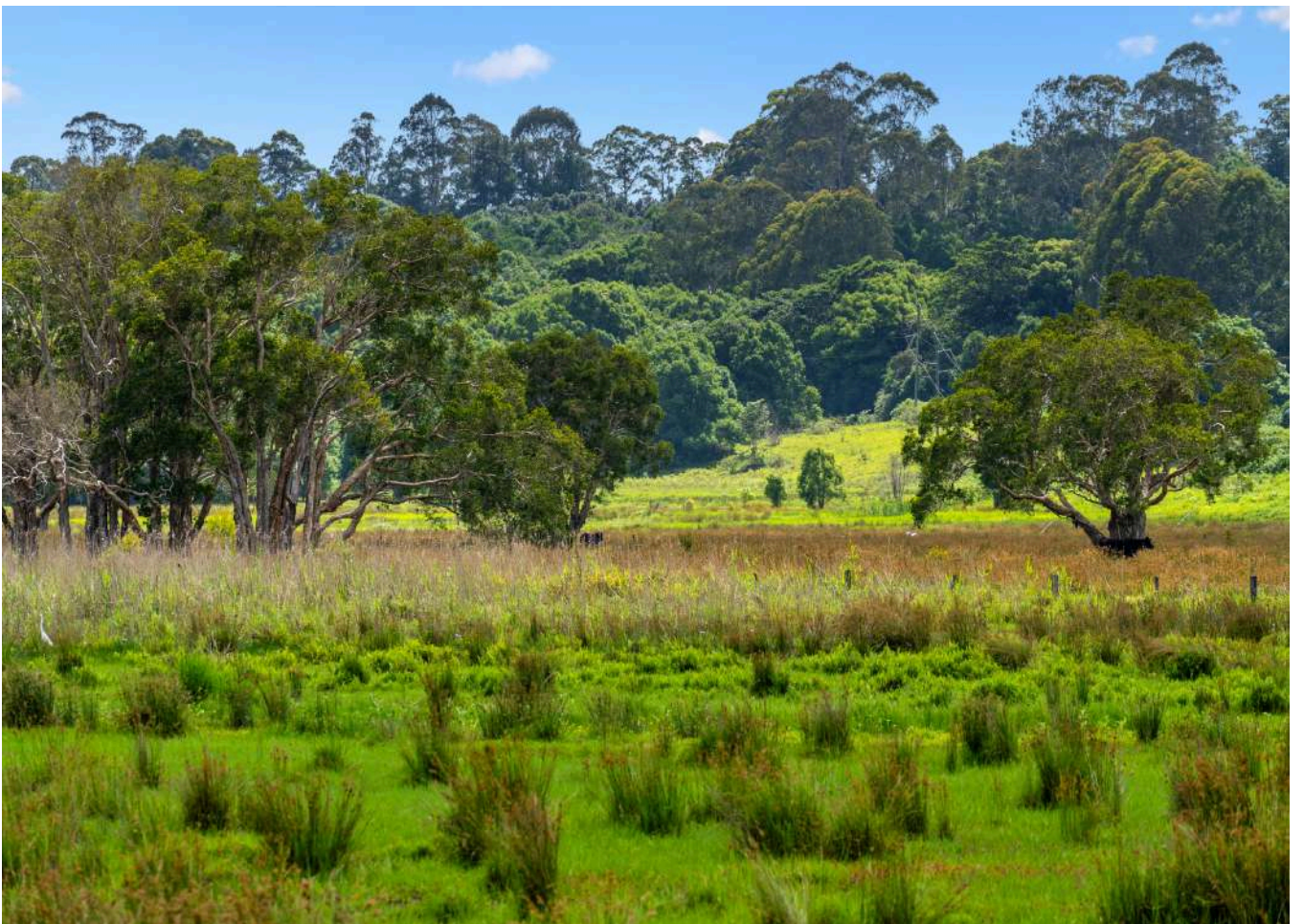
Contract for the sale and purchase of land 2022 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	McGrath Estate Agents Ballina/Lennox Head/Alstonville 176 River Street, Ballina, NSW 2478	Phone: 02 6618 3399 Fax: 02 6618 3399 Ref: Jamie Marshall - 0402 726 011
co-agent		
vendor	Krista Alice Parrington and James Andrew Parrington 808 Tamarind Drive, Tintenbar, NSW 2478	
vendor's solicitor	Somerville Laundry Lomax 1 Carrington Street, LISMORE NSW 2480 PO Box 26, Lismore NSW 2480	Phone: 02 6686 4233 Email: stephen.hart@sl.com.au Ref: JEB:SWH:2400718
date for completion land (address, plan details and title reference)	28th day after the contract date 808 Tamarind Drive, Tintenbar, New South Wales 2478 Registered Plan: Lot 1001 & 1002 Plan DP 1188299 Folio Identifier 1001/1188299 & 1002/1188299	(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)





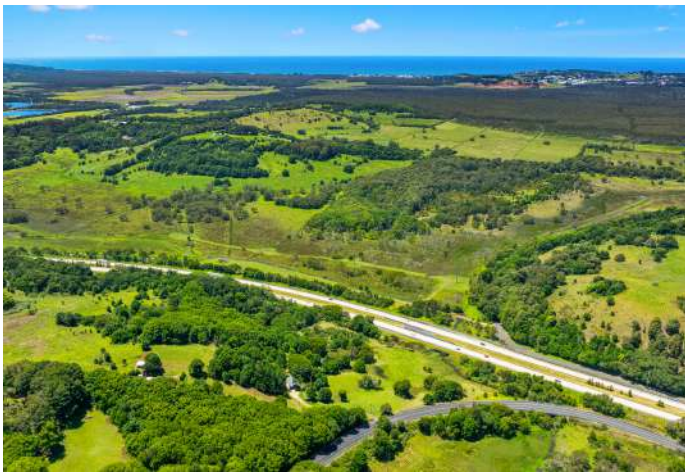












McGrath

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

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F [facebook.com/ballinapropertyagents](https://www.facebook.com/ballinapropertyagents)

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