

# 6 Edgewater Cove, Ballina

## Frequently Asked Questions

Property Layout?	4 bed   2 bath   2 car
Sale / Auction details?	For Sale - Private Treaty
Price guide?	Contact Agent
Total sqm?	709.9 sqm
Property & complex description?	House
Age of property?	Built 2002/2003
Reason for selling?	Finalising Estate
How long have the current owners lived there for?	N/A
Is the property vacant, owner occupied or tenanted?	Vacant
What is the rental estimate?	\$900 - \$950 p/w
Lease end date?	N/A
Cooktop / oven type?	Gas cooktop and electric oven
Automatic garage doors?	Yes
Is there a security system?	No
Is there air conditioning?	Ducted
Is there water storage?	No
Is there solar energy?	Yes
NBN connection?	In area
Additional storage?	Shed
Type of hot water system?	Electric
Pool?	Yes
Property aspect?	East to front
Age of improvements/renovations?	Freshly painted internally and deck 2026
Is the building pet friendly?	Yes
What are the council rates?	\$3,324.30 p/a
UCV?	\$632,000
Builder?	Perry Homes

**McGrath**  
Team Bishop & Marshall

Shawn Bishop & Jamie Marshall 0437 132 107 | Heidi Aitken 0416 072 868  
Justine Smith 0401 433 776 | Mandy Lake 0410 422 685

We believe the information contained in this brochure is accurate; however, all figures are subject to change and interested parties should rely upon their own enquiries. No warranty or representation is given, either expressly or implied, by the vendor or the vendor's agents.

Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.

# Recent Sales

77 Dolphin Drive,  
West Ballina

4 | 2 | 2  
Beds | Baths | Cars

Different location but a waterfront home

**Sale price**  
\$1,200,000

**Sale date**  
30 June 2026

**Land size**  
715 sqm



11 Burns Point Ferry  
Road, West Ballina

4 | 2 | 2  
Beds | Baths | Cars

Different location but a waterfront home

**Sale price**  
\$1,115,000

**Sale date**  
2 July 2026

**Land size**  
854 sqm



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