

Property Information & Frequently Asked Questions

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Property Address: 8 Prospect Street, East Ballina

Property Layout	3 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	Contact Agent
Land size sqm	674.2sqm
Property Description:	Single level brick home on a corner block
Age of property?	Built 1986
Reason for selling?	Downsizing
How long have the current owners lived there for?	10 years
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?	Gas Cook top Electric oven	Property Aspect?	Patio faces North East
Automatic garage doors?	Yes, one side	Type of hot water system?	Gas
Is there a security system?	No	Pool?	No
Is there air conditioning?	Yes	Age of improvements/renovations?	9 years ago: kitchen, bathrooms, laundry, landscaping
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	No	What are the Council Rates?	\$3,168.92 p/a
NBN Connection?	Yes	UCV?	\$800,000
Additional Storage?	Linen cupboard	Builder?	Jennings Industries Ltd

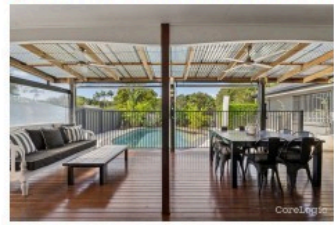


History of Ballina Shire

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	16 JAMESON AVENUE EAST BALLINA NSW 2478	Sold ^{RS} \$1,365,000
	<p> 🏠 3 🚿 2 🚗 2 📏 614m² 📏 195m² Year Built 1983 DOM 19 Sold Date 01-Apr-25 Distance 0.54km First Listing Auction Last Listing \$1,365,000 </p>	
2	6 SUZANNE STREET EAST BALLINA NSW 2478	Sold \$1,280,000
	<p> 🏠 4 🚿 2 🚗 1 📏 582m² 📏 186m² Year Built 1960 DOM 12 Sold Date 28-Apr-25 Distance 0.1km First Listing Contact agent Last Listing Contact Agent </p>	
3	52 NORTHUMBERLAND DRIVE EAST BALLINA NSW 2478	Sold \$1,175,000
	<p> 🏠 3 🚿 2 🚗 2 📏 657m² 📏 - Year Built - DOM 71 Sold Date 13-Sep-24 Distance 0.47km First Listing \$585,000 Last Listing \$585,000 </p>	