

# 3 Sunbird Avenue, 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?	448 sqm
Property & complex description?	House
Age of property?	Built 2018
Reason for selling?	Relocating
How long have the current owners lived there for?	Since 2018
Is the property vacant, owner occupied or tenanted?	Owner occupied
What is the rental estimate?	\$850 - \$900 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?	Yes, ducted
Is there water storage?	No
Is there solar energy?	Yes, 6.6kw
NBN connection?	Yes
Additional storage?	No
Type of hot water system?	Gas
Pool?	No
Property aspect?	East to front
Age of improvements/renovations?	N/A
Is the building pet friendly?	Yes
What are the council rates?	\$3,132.05 p/a
UCV?	\$629,000
Builder?	Adenbrook Homes

**McGrath**  
Team Bishop & Marshall

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\*All details are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Buyers should rely on their own enquiries. Rental estimate prepared September 2025, based on comparable rental data.

# Recent Sales

7 Harrier Street,  
Ballina

3 | 2 | 2  
Beds | Baths | Cars

**Sale price**  
\$1,250,000

**Sale date**  
7 October 2025

**Land size**  
578.9 sqm



14 Kestrel Street,  
Ballina

4 | 2 | 2  
Beds | Baths | Cars

**Sale price**  
\$1,150,000

**Sale date**  
20 October 2025

**Land size**  
450 sqm



4 Kite Avenue,  
Ballina

4 | 2 | 2  
Beds | Baths | Cars

**Sale price**  
\$1,130,000

**Sale date**  
8 September 2025

**Land size**  
445 sqm

