

Property Information & Frequently Asked Questions

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Property Address: 9 Kirby Place, Cumbalum

Property Layout	4 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,100,000 - \$1,200,000
Land size sqm	904sqm
Property & Complex Description:	Single level brick home in cul de sac
Age of property?	2015
Reason for selling?	Selling investment
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Vacant
What is the rental estimate?	\$820 - \$880 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	East to Front
Automatic garage doors?	Yes	Type of hot water system?	Electric
Is there a security system?	No	Pool?	No
Is there air conditioning?	Yes	Age of improvements/renovations?	N/A
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	Yes	What are the Council Rates?	\$3,010.27 p/a
NBN Connection?	In area	UCV?	\$628,000
Additional Storage?	No	Builder?	Metricon




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	38 UNARA PARKWAY CUMBALUM NSW 2478	Sold \$1,175,000
	<p> 🏠 4 🚗 2 🔄 2 📏 906m² 📏 189m² Year Built 2012 DOM 171 Sold Date 30-Jan-25 Distance 1.02km First Listing Contact Agent Last Listing For Sale \$1,195,000 - \$1,275,000 </p>	
2	16 HARTIGAN STREET CUMBALUM NSW 2478	Sold ^{RS} \$1,170,000
	<p> 🏠 4 🚗 2 🔄 2 📏 728m² 📏 162m² Year Built 2022 DOM 50 Sold Date 09-Apr-25 Distance 0.96km First Listing For Sale - Contact Aiden Last Listing For Sale - Contact Aiden </p>	
3	14 CULLEN COURT CUMBALUM NSW 2478	Sold \$1,160,000
	<p> 🏠 4 🚗 2 🔄 2 📏 601m² 📏 184m² Year Built 2015 DOM 25 Sold Date 22-Nov-24 Distance 0.79km First Listing For Sale - Guide \$1,150,000 to \$1,200,000 Last Listing For Sale - Guide \$1,150,000 to \$1,200,000 </p>	