

## Property Information & Frequently Asked Questions

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Property Address: 30 Kemp Street, Cumbalum

|   |  |
|---|--|
| Property Layout                                   | 4 Bed   3 Bath   2 Car                     |
| Sale / Auction details                            | For Sale - Private Treaty                  |
| Price Guide                                       | \$1,100,000 - \$1,200,000                  |
| Total/Land size sqm                               | 811.4sqm                                   |
| Property & Complex Description:                   | 2 Storey family home with Hinterland Views |
| Age of property?                                  | Built 2017                                 |
| 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?                      | \$850 - \$900 p/w                          |
| Lease end date?                                   | N/A  |

|                             |                               |                                  |                |
|-----------------------------|-------------------------------|----------------------------------|----------------|
| Cooktop / Oven Type?        | Gas cook top<br>Electric oven | Property Aspect?                 | East at Rear   |
| Automatic garage doors?     | Yes                           | Type of hot water system?        | Gas            |
| 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?      | No                            | What are the Council Rates?      | \$3,121.16 p/a |
| NBN Connection?             | In area                       | UCV?                             | \$621,000      |
| Additional Storage?         | Behind garage                 | Builder?                         | Stroud Homes   |





## 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

|   |   |  |
|---|---|--|
|  | <b>1</b> 4 MADDEN PLACE CUMBALUM NSW 2478   | <b>Sold</b> <b>\$1,200,000</b>               |
|   | 🏠 4 🚗 2 🚘 2 📏 1,763m <sup>2</sup> 📏 174m <sup>2</sup><br>Year Built 2005 DOM 71<br>Sold Date 22-Jan-25 Distance 0.16km<br>First Listing \$1,270,000 - \$1,390,000<br>Last Listing -   |  |
|  | <b>2</b> 14 CULLEN COURT CUMBALUM NSW 2478  | <b>Sold</b> <b>\$1,160,000</b>               |
|   | 🏠 4 🚗 2 🚘 2 📏 601m <sup>2</sup> 📏 184m <sup>2</sup><br>Year Built 2015 DOM 25<br>Sold Date 22-Nov-24 Distance 0.29km<br>First Listing For Sale - Guide \$1,150,000 to \$1,200,000<br>Last Listing For Sale - Guide \$1,150,000 to \$1,200,000 |  |
|  | <b>3</b> 27 LINDSAY AVENUE CUMBALUM NSW 2478  | <b>Sold</b> <b>\$1,160,000</b>               |
|   | 🏠 4 🚗 2 🚘 2 📏 796m <sup>2</sup> 📏 159m <sup>2</sup><br>Year Built 2007 DOM 35<br>Sold Date 28-Oct-24 Distance 0.25km<br>First Listing Contact Agent<br>Last Listing Contact Agent   |  |
|  | <b>4</b> 9 KIRBY PLACE CUMBALUM NSW 2478  | <b>Sold</b> <sup>RS</sup> <b>\$1,150,000</b> |
|   | 🏠 4 🚗 2 🚘 - 📏 902m <sup>2</sup> 📏 168m <sup>2</sup><br>Year Built 2016 DOM 49<br>Sold Date 24-Jun-25 Distance 0.51km<br>First Listing For Sale - Contact Agent<br>Last Listing \$1,150,000  |  |