

## Property Information & Frequently Asked Questions

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Property Address: 173 Ballina Heights Drive, Cumbalum

Property Layout	4 Bed   2 Bath   2 Carr
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,050,000 - \$1,150,000
Total/Land size sqm	575sqm
Property & Complex Description:	House
Age of property?	Built in 2024
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?	Around \$800 - \$850pw
Lease end date?	N/A



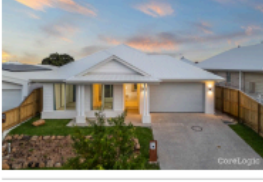


Cooktop / Oven Type?	Gas Cooktop	Property Aspect?	Rear faces - North/West
Automatic garage doors?	Yes	Age of improvements/renovations?	Nil
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes, ducted throughout	What are the Council Rates?	Around \$2,300pa
Is there water storage?	Recycled Water Connected	UCV	\$594,000
Is there solar energy?	Yes	Builder	Coral Homes
NBN Connection?	In Area	Strata Levies?	N/A
Additional Storage?	No	Common Property	N/A
Type of hot water system?	Gas		
Pool?	No		

## 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:

	<b>1</b> 182 BALLINA HEIGHTS DRIVE CUMBALUM NSW 2478 4 2 2 458m <sup>2</sup> 216m <sup>2</sup> Year Built 2022 DOM 65 Sold Date 26-Jul-24 Distance 0.1km First Listing Contact Agent Last Listing \$1,200,000	<b>Sold</b> <b>\$1,200,000</b>
	<b>2</b> 6 ECOLOGY AVENUE CUMBALUM NSW 2478 4 2 2 596m <sup>2</sup> - Year Built - DOM 30 Sold Date 17-May-24 Distance 0.16km First Listing Contact Agent Last Listing Contact Agent	<b>Sold</b> <b>\$1,150,000</b>
	<b>3</b> 218 BALLINA HEIGHTS DRIVE CUMBALUM NSW 2478 4 2 2 481m <sup>2</sup> 170m <sup>2</sup> Year Built 2023 DOM 80 Sold Date 19-Jul-24 Distance 0.35km First Listing Contact Agent Last Listing Guide - \$1,150,000	<b>Sold</b> <b>\$1,136,300</b>
	<b>4</b> 14 ACREAGE STREET CUMBALUM NSW 2478 4 2 2 455m <sup>2</sup> 167m <sup>2</sup> Year Built 2024 DOM 95 Sold Date 09-Aug-24 Distance 0.14km First Listing For Sale - Guide \$1,050,000 - \$1,150,000 Last Listing Guide \$1,050,000 - \$1,150,000	<b>Sold</b> <sup>RS</sup> <b>\$1,100,000</b>
	<b>5</b> 21 ACREAGE STREET CUMBALUM NSW 2478 4 2 2 452m <sup>2</sup> - Year Built - DOM 73 Sold Date 22-Aug-24 Distance 0.21km First Listing For Sale - Contact Agent Last Listing \$1,040,000	<b>Sold</b> <sup>RS</sup> <b>\$1,040,000</b>