

Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Heidi Last 0416 072 686 | Mandy Lake 0410 422 685

Property Address: 26/1 Sirius Place, West Ballina

| | |
|---|----------------------------|
| Property Layout | 2 Bed 1 Bath 1 Car |
| Sale / Auction details | For Sale - Private Treaty |
| Price Guide | \$515,000 - \$565,000 |
| Total size sqm | 173sqm |
| Property & Complex Description: | Townhouse in complex of 37 |
| Age of property? | 20 years |
| Reason for selling? | Upsizing |
| How long have the current owners lived there for? | 6 years |
| Is the property owner occupied/tenanted? | Owner Occupied |
| What is the rental estimate? | \$575 - \$600 p/w |
| Lease end date? | N/A |

| | | | |
|-----------------------------|--------------|----------------------------------|---|
| Cooktop / Oven Type? | Electric | Property Aspect? | Front faces North |
| Automatic garage doors? | No | Age of improvements/renovations? | Front deck to replaced by strata & New paint, carpet and polished concrete floors |
| Is there a security system? | No | Is the building pet friendly? | Yes |
| Is there air conditioning? | Yes x 3 | What are the Council Rates? | \$2,496.55 p/a |
| Is there water storage? | No | UCV? | \$84,618 |
| Is there solar energy? | No | Builder? | Unknown |
| NBN Connection? | In area | Strata Manager? | Strata North |
| Additional Storage? | Under stairs | Strata Levies? | \$993.20 p/q |
| Type of hot water system? | Electric | Admin/Capital Works Fund? | \$105,291 as at 21/01/25 |
| Pool? | Yes | Common Property? | As per contract |

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:

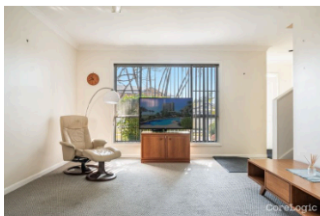
Comparable Sales






1 4/131 KALINGA STREET WEST BALLINA NSW 2478 **Sold** **\$550,000**



 2  1  1  8,877m²  97m²
Year Built 1991 DOM 39
Sold Date 12-Jul-24 Distance 0.22km
First Listing \$400,000 - \$440,000
Last Listing \$400,000 - \$440,000

2 27/1 SIRIUS PLACE WEST BALLINA NSW 2478 **Sold** **\$555,000**



 2  1  -  1.03ha  127m²
Year Built 1989 DOM 51
Sold Date 18-Oct-24 Distance 0km
First Listing \$550,000 - \$600,000
Last Listing \$575,000