

Property Information & Frequently Asked Questions

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Property Address: 3 O'Rourke Street, Cumbalum

Property Layout 4 Bed | 2 Bath | 2 Car

Sale/Auction details For Sale - Private Treaty

Price Guide \$880,000 - \$920,000

Total/Land size sqm 448m2

Property & Complex Description: Free Standing Duplex

Age of property? Built In 2014

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 \$750pw

Lease end date? N/A

Gas, electric or induction oven/cooktop? Gas Cooktop What is the aspect of the property? Front - North

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 In Main bedroom What are the Council Rates? \$2,602.09pa

Is there water storage? Recycled Water UCV \$281,000
Connected

Is there solar energy? No Builder Unknown To Agent

NBN Connection? Available In Area

Additional Storage? In Garage

Type of hot water system? Gas

McGrath

Ballina
176 River St
Ballina NSW 2478
+61 2 6618 3399

Alstonville
3/78a Main Street
Alstonville NSW 2477
+61 2 6618 3399

Lennox Head
47 Ballina Street
Lennox Head NSW 2478
+61 2 6687 6155





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Bangalow Hinterland Property Management Pty Ltd ABN 11 143 031 154 T/as McGrath Lennox Head

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:

	14 HARTIGAN STREET CUMBALUM NSW 2478 4 Beds 2 Baths 2 Carports 881m ² DOM - Year Built - DOM 40 Sold Date 29-Jul-24 Distance 0.55km First Listing Guide - \$950,000 Last Listing Guide - \$950,000	Sold ^{RS} \$945,000* ^{UN}
	1/2 BARNWALL STREET CUMBALUM NSW 2478 4 Beds 2 Baths 2 Carports - DOM - Year Built - DOM - Sold Date - Distance - First Listing - Last Listing -	Sold \$935,000*
	2/2 BARNWALL STREET CUMBALUM NSW 2478 4 Beds 2 Baths 2 Carports 461m ² 126m ² DOM 742 Year Built 2023 DOM 742 Sold Date - Distance 0.51km First Listing For Sale - Contact Agent Last Listing For Sale - Building Has Commenced - \$880,000	Sold \$935,000*
	2/2 UNARA PARKWAY CUMBALUM NSW 2478 4 Beds 2 Baths 2 Carports - DOM - Year Built - DOM - Sold Date - Distance 0.25km First Listing - Last Listing -	Sold \$883,000*