

Property Information & Frequently Asked Questions

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Property Address: 39 The Ridgeway, Cumbalum

Property Layout	5 Bed 3 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,450,000 - \$1,575,000
Land size sqm	915.2sqm
Property Description:	2 storey rendered brick home with pool
Age of property?	25 years old
Reason for selling?	Relocating
How long have the current owners lived there for?	10 years
Is the property owner occupied/tenanted?	Owner Occupied
What is the rental estimate?	\$950 - \$1,000 p/w
Lease end date?	N/A

























Cooktop / Oven Type?	Gas Cook top Electric oven	Property Aspect?	North East to Front
Automatic garage doors?	Yes	Type of hot water system?	Electric
Is there a security system?	No	Pool?	Yes
Is there air conditioning?	Yes	Age of improvements/renovations?	3-5 years ago
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	Yes	What are the Council Rates?	\$3,046.24 p/a
NBN Connection?	Yes	UCV?	\$667,000
Additional Storage?	Attic in garage	Builder?	Morgan 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:

1	33 HIGHFIELD TERRACE CUMBALUM NSW 2478	Sold \$1,600,000
	<p>  4  2  2  919m²  - </p> <p> Year Built 2016 DOM 128 Sold Date 12-Jul-24 Distance 0.76km First Listing For Sale - Contact Agent Last Listing \$1,600,000 </p>	
2	21 WINDROW AVENUE CUMBALUM NSW 2478	Sold \$1,500,000
	<p>  5  3  2  574m²  287m² </p> <p> Year Built 2024 DOM - Sold Date 13-Dec-24 Distance 0.98km First Listing Guide \$1,550,000 - \$1,650,000 Last Listing Guide \$1,550,000 - \$1,650,000 </p>	
3	13 FOLEY AVENUE CUMBALUM NSW 2478	Sold ^{RS} \$1,450,000
	<p>  4  2  2  602m²  248m² </p> <p> Year Built 2019 DOM 123 Sold Date 15-May-25 Distance 0.79km First Listing Contact Agent Last Listing \$1,450,000 </p>	
4	32 THE RIDGEWAY CUMBALUM NSW 2478	Sold ^{RS} \$1,430,000
	<p>  4  2  2  870m²  262m² </p> <p> Year Built 2006 DOM 33 Sold Date 22-Apr-25 Distance 0.12km First Listing Contact Agent Last Listing \$1,430,000 </p>	