

Property Information & Frequently Asked Questions

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Property Address: 16 Diversity Avenue, Cumbalum

Property Layout 4 Bed | 2 Bath | 2 Car

Sale/Auction details For Sale - Private Treaty

Price Guide \$1,200,000

Total/Land size sqm 450sqm

Property & Complex Description: Home Under Construction Completion Dec 2024

Age of property? New

Reason for selling? Selling Project

How long have the current owners lived there for? N/A

Is the property owner occupied/tenanted? Vacant

What is the rental estimate? Around \$750 - \$800pw

Lease end date? N/A

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

Automatic garage doors? Yes Age of improvements/renovations? N/A

Is there a security system? No Is the building pet friendly? Yes

Is there air conditioning? No What are the Council Rates? Around \$2800pa

Is there water storage? No UCV Nil

Is there solar energy? No Builder GJ Gardner

NBN Connection? Available In Area

Additional Storage? No

Type of hot water system? Gas

Pool Type? N/A

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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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	5 PASTURES STREET CUMBALUM NSW 2478	Sold \$1,120,000
	<p>  4  2  2  587m²  165m² Year Built 2024 DOM 47 Sold Date 28-Mar-24 Distance 0.08km First Listing Contact Agent Last Listing Sold </p>	
2	14 ACREAGE STREET CUMBALUM NSW 2478	Sold ^{RS} \$1,100,000
	<p>  4  2  2  455m²  167m² Year Built 2024 DOM 95 Sold Date 09-Aug-24 Distance 0.09km First Listing For Sale - Guide \$1,050,000 - \$1,150,000 Last Listing Guide \$1,050,000 - \$1,150,000 </p>	
3	21 ACREAGE STREET CUMBALUM NSW 2478	Sold ^{RS} \$1,040,000
	<p>  4  2  2  452m²  - Year Built - DOM 73 Sold Date 22-Aug-24 Distance 0.13km First Listing For Sale - Contact Agent Last Listing \$1,040,000 </p>	
4	182 BALLINA HEIGHTS DRIVE CUMBALUM NSW 2478	Sold \$1,200,000
	<p>  4  2  2  458m²  216m² Year Built 2022 DOM 65 Sold Date 26-Jul-24 Distance 0.17km First Listing Contact Agent Last Listing \$1,200,000 </p>	