

## Property Information & Frequently Asked Questions

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Property Address: 15/1 Lee Street, East Ballina

Property Layout	3 Bed   2 Bath   2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	Contact Agent
Total sqm	274sqm
Property & Complex Description:	Complex of 15
Age of property?	Built 1988
Reason for selling?	Selling investment
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Tenanted
What is the rental estimate?	Currently \$700 p/w
Lease end date?	9th October, 2025

Cooktop / Oven Type?	Electric	Property Aspect?	North East to Front
Automatic garage doors?	Yes	Age of improvements/renovations?	N/A
Is there a security system?	No	Is the building pet friendly?	Yes, on application
Is there air conditioning?	Yes	What are the Council Rates?	\$2,601.76 p/a
Is there water storage?	No	UCV?	\$198,672
Is there solar energy?	No	Builder?	Lyon & Poynting
NBN Connection?	In area	Strata Manager?	Ace Body Corporate Management
Additional Storage?	Shed	Strata Levies?	\$1,079.75 p/q
Type of hot water system?	Electric	Admin/Capital Works Fund?	\$87,565.89 as at 31st January, 2025
Pool?	No	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	107/3-7 GRANDVIEW STREET EAST BALLINA NSW 2478	<b>Sold</b> <sup>RS</sup> <b>\$845,000</b>
	<p> <span>🏠 3</span> <span>🚗 2</span> <span>🚘 2</span> <span>📏 2,636m<sup>2</sup></span> <span>📏 103m<sup>2</sup></span>                      Year Built 2005 DOM 464                      Sold Date 09-May-25 Distance 1km                      First Listing -                      Last Listing \$845,000                 </p>	
2	8/6-14 JOHN SHARPE STREET EAST BALLINA NSW 2478	<b>Sold</b> <b>\$820,000</b>
	<p> <span>🏠 3</span> <span>🚗 2</span> <span>🚘 1</span> <span>📏 220m<sup>2</sup></span> <span>📏 119m<sup>2</sup></span>                      Year Built 1990 DOM 41                      Sold Date 11-Mar-25 Distance 0.83km                      First Listing \$850,000                      Last Listing \$820,000 - \$850,000                 </p>	
3	3/51 ANDERSON STREET EAST BALLINA NSW 2478	<b>Sold</b> <b>\$700,000</b>
	<p> <span>🏠 3</span> <span>🚗 1</span> <span>🚘 -</span> <span>📏 190m<sup>2</sup></span> <span>📏 74m<sup>2</sup></span>                      Year Built 1980 DOM 30                      Sold Date 20-Sep-24 Distance 0.23km                      First Listing Contact Agent                      Last Listing \$700,000                 </p>	