

## Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Heidi Last 0416 072 868 | Mandy Lake 0410 422 685

Property Address: 71 Lindsay Avenue, Cumbalum

Property Layout	4 Bed   2 Bath   2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,200,000
Land size sqm	686.4sqm
Property Description:	Single level brick home in quite cul de sac
Age of property?	Built 2018
Reason for selling?	Owners relocating
How long have the current owners lived there for?	5 years & 8 months
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$850 - \$900p/w
Lease end date?	N/A

























Cooktop / Oven Type?	Smeg Oven, Electric Cooktop	Property Aspect?	N/E - rear and alfresco
Automatic garage doors?	Yes	Type of hot water system?	Electric (near new)
Is there a security system?	No	Pool?	No
Is there air conditioning?	Yes, ducted throughout	Age of improvements/renovations?	Skylights installed Aug 25
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	Yes	What are the Council Rates?	\$3,156.22 p/a
NBN Connection?	Yes	UCV?	\$654,000
Additional Storage?	Garden shed	Builder?	Dixon 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.

## Relevant Sales:

1	9 KIRBY PLACE CUMBALUM NSW 2478	<b>Sold</b> <b>\$1,150,000</b>
	<p>  4  2  2  904m<sup>2</sup>  168m<sup>2</sup>            Year Built 2016 DOM 49            Sold Date 17-Jun-25 Distance 0.78km            First Listing For Sale - Contact Agent            Last Listing \$1,150,000         </p>	
2	22 WINDROW AVENUE CUMBALUM NSW 2478	<b>Sold</b> <sup>RS</sup> <b>\$1,190,000</b>
	<p>  4  2  -  562m<sup>2</sup>  178m<sup>2</sup>            Year Built 2023 DOM 32            Sold Date 31-Jul-25 Distance 0.56km            First Listing \$1,100,000 - \$1,200,000            Last Listing \$1,190,000.00         </p>	
3	59 LINDSAY AVENUE CUMBALUM NSW 2478	<b>Sold</b> <b>\$1,215,000</b>
	<p>  4  2  2  714m<sup>2</sup>  199m<sup>2</sup>            Year Built 2018 DOM 44            Sold Date 22-May-25 Distance 0.11km            First Listing Guide \$1,150,000 - \$1,250,000            Last Listing \$1,215,000         </p>	
4	5 LAWRENCE RISE CUMBALUM NSW 2478	<b>Sold</b> <b>\$1,223,000</b>
	<p>  4  2  2  643m<sup>2</sup>  -            Year Built - DOM 46            Sold Date 20-Mar-25 Distance 0.59km            First Listing For Sale - Contact Agent            Last Listing For Sale - \$1,250,000 - \$1,350,000         </p>	