

Property Information & Frequently Asked Questions

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Property Address: 41 The Ridgeway, Cumbalum

Property Layout	4 Bed 2 Bath 4 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,300,000 - \$1,400,000
Total/Land size sqm	929sqm
Property & Complex Description:	House
Age of property?	Approx 19 years old
Reason for selling?	Downsizing
How long have the current owners lived there for?	4 years
Is the property owner occupied/tenanted?	Owner Occupied
What is the rental estimate?	\$850 - \$900 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	View - South West
Automatic garage doors?	Yes	Type of hot water system?	Electric
Is there a security system?	No	Pool?	Mineral pool with cover
Is there air conditioning?	Yes	Age of improvements/renovations?	Pool 2021
Is there water storage?	Recycled water connected	Is the building pet friendly?	Yes
Is there solar energy?	Yes 6.6kw	What are the Council Rates?	\$3,036.09 p/a
NBN Connection?	Yes	UCV?	\$77,500
Additional Storage?	Under house	Builder?	Unkown



















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	17 DENT CRESCENT CUMBALUM NSW 2478	Sold \$1,395,000
	<p>  4  2  4  803m²  210m² Year Built 2019 DOM 139 Sold Date 20-Aug-24 Distance 0.48km First Listing For Sale - Contact Agent Last Listing \$1,395,000 </p>	
2	27 LAWRENCE RISE CUMBALUM NSW 2478	Sold ^{RS} \$1,377,000
	<p>  4  2  2  766m²  280m² Year Built 2019 DOM 31 Sold Date 10-Oct-24 Distance 0.85km First Listing - Last Listing Guide \$1,400,000 - \$1,450,000 </p>	
3	17 LAWRENCE RISE CUMBALUM NSW 2478	Sold \$1,250,000
	<p>  4  2  3  563m²  211m² Year Built 2019 DOM 24 Sold Date 31-Jan-24 Distance 0.88km First Listing - Last Listing - </p>	