

Property Information & Frequently Asked Questions

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Property Address: 2/14 Camoola Avenue, Ballina

Property Layout	2 Bed 1 Bath 1 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$730,000
Total sqm	138sqm (101sqm internal)
Complex Description:	3 x 2 bed villa/townhouses + 1 separate house
Age of property?	Built 1997
Reason for selling?	Purchased elsewhere
How long have the current owners lived there for?	2 years
Is the property owner occupied/tenanted?	Owner Occupied
What is the rental estimate?	\$600 - \$650 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	Faces East
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?	Yes	What are the Council Rates?	\$2,856.64 p/a
Is there water storage?	No	UCV?	\$475,000
Is there solar energy?	Yes	Builder?	Unknown
NBN Connection?	In area	Strata Manager?	Strata North
Additional Storage?	No	Strata Levies?	\$1,125 p/q
Type of hot water system?	Electric	Admin/Capital Works Fund?	\$35,492.54
Pool?	No	Common Property?	As per contract













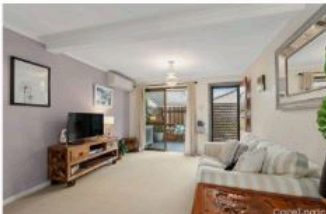





History of Ballina Shire

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

<p>1 1/24 RICHMOND AVENUE BALLINA NSW 2478</p> 	<p>  2  2  1  142m²  113m² </p> <p> Year Built 1998 DOM 28 Sold Date 25-Oct-24 Distance 0.3km First Listing \$770,000 Last Listing \$770,000 </p>	<p>Sold \$750,000</p>
<p>2 3/10 BURNET STREET BALLINA NSW 2478</p> 	<p>  2  1  -  172m²  84m² </p> <p> Year Built 1980 DOM 24 Sold Date 12-Mar-25 Distance 1.53km First Listing Contact Agent Last Listing \$705,000 </p>	<p>Sold \$705,000</p>
<p>3 2/23 TAMAR STREET BALLINA NSW 2478</p> 	<p>  2  1  -  1,078m²  93m² </p> <p> Year Built 1982 DOM 20 Sold Date 18-Nov-24 Distance 1.24km First Listing Contact agent Last Listing \$695,000 </p>	<p>Sold \$695,000</p>