

Property Information & Frequently Asked Questions

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Property Address: 21 Unara Parkway, Cumbalum

Property Layout	5 Bed 3 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,175,000 - \$1,250,000
Land size sqm	750sqm
Property & Complex Description:	House with studio
Age of property?	Built 2008
Reason for selling?	Relocating locally
How long have the current owners lived there for?	Since 2008
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$750 - \$850 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Gas	Property Aspect?	Front - South East
Automatic garage doors?	Yes	Type of hot water system?	Gas
Is there a security system?	No	Pool?	Yes
Is there air conditioning?	No	Age of improvements/renovations?	Ensuite & paint 2023
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	Yes	What are the Council Rates?	\$3,074.84 p/a
NBN Connection?	Yes	UCV?	\$698,000
Additional Storage?	Yes	Builder?	Owner Builder

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 7 MADDEN PLACE CUMBALUM NSW 2478 **Sold** **\$1,240,000**



4 3 2 921m² 174m²
 Year Built 2008 DOM 32
 Sold Date 18-Oct-24 Distance 0.32km
 First Listing Expression of Interest
 Last Listing Expression of Interest

2 73 THE RIDGEWAY CUMBALUM NSW 2478 **Sold** **\$1,200,000**



4 2 2 794m² 185m²
 Year Built 2005 DOM 81
 Sold Date 19-Dec-24 Distance 0.29km
 First Listing Contact Agent
 Last Listing For Sale - Guide \$1,200,000 - \$1,300,000

3 4 MADDEN PLACE CUMBALUM NSW 2478 **Sold** **RS UN**



4 2 2 1,763m² 174m²
 Year Built 2005 DOM 71
 Sold Date 22-Jan-25 Distance 0.45km
 First Listing \$1,270,000 - \$1,390,000
 Last Listing -

Sold Price \$1,200,000

4 38 UNARA PARKWAY CUMBALUM NSW 2478 **Sold** **RS UN**



4 2 2 906m² 189m²
 Year Built 2012 DOM 171
 Sold Date 30-Jan-25 Distance 0.18km
 First Listing Contact Agent
 Last Listing For Sale \$1,195,000 - \$1,275,000

Sold Price \$1,175,000