

Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011 | Heidi Last 0416 072 686

Property Address: 2/58 Pine Avenue, East Ballina

Property Layout 3 Bed | 2 Bath | 2 Car

Sale/Auction details For Sale - Private Treaty

Price Guide \$1,000,000 - \$1,100,000

Total size sqm 279sqm

Property & Complex Description: Triplex

Age of property? Approx 2001

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? Current \$620 pw - Potential \$750 pw

Lease end date? 4th December, 2024

Gas, electric or induction oven/cooktop?	Elec	What is the aspect of the property?	View - S/E
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Automatic garage doors?	Yes	Age of improvements/renovations?	N/A
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Is there a security system?	No	Is the building pet friendly?	Yes
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Is there air conditioning?	Yes	What are the Council Rates?	\$2,959.64
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Is there water storage?	No	UCV	\$586,661.00
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Is there solar energy?	No	Builder	Unknown to Agent
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NBN Connection?	Yes, in area	Strata Manager?	TBA
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Additional Storage?	No	Strata Levies?	approx \$3,200 p/a
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Type of hot water system?	Solar	Common Property?	Refer to contract
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Pool Type?	N/A
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McGrath

Ballina
176 River St
Ballina NSW 2478
+61 2 6618 3399

Alstonville
3/78a Main Street
Alstonville NSW 2477
+61 2 6618 3399

Lennox Head
47 Ballina Street
Lennox Head NSW 2478
+61 2 6687 6155

Riverwalk Realty Pty Limited ABN 83 672 598 067 (an independently owned and operated Franchise business) T/as McGrath Ballina/Lennox Head/Alstonville
Capvale Pty Ltd ABN 42 865 134 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head
Bangalow Hinterland Property Management Pty Ltd ABN 11 143 031 154 T/as McGrath Lennox Head

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:

1

1/21 BEACHFRONT PARADE EAST BALLINA NSW 2478



3

2

2

367m²

3m²

Year Built

2000

DOM

71

Sold Date

11-Jan-24

Distance

1.74km

First Listing

-

Last Listing

-

2

5/5-7 BEACHFRONT PARADE EAST BALLINA NSW 2478



3

2

2

299m²

131m²

Year Built

1993

DOM

13

Sold Date

09-Jul-24

Distance

1.61km

First Listing

For Sale: \$875,000 - \$950,000

Last Listing

\$1,050,000

3

4/8 FOX STREET BALLINA NSW 2478



3

2

2

173m²

119m²

Year Built

1989

DOM

20

Sold Date

06-Jun-24

Distance

1.37km

First Listing

\$959,000 - \$1,050,000

Last Listing

\$959,000 - \$1,050,000