

Information Memorandum  
21 Windrow Avenue,  
Cumbalum



**McGrath**  
Team Bishop & Marshall

## Information Memorandum

**Address:** 21 Windrow Avenue, Cumbalum

**Sale:** For Sale - Private Treaty

**Price Guide** \$1,450,000 - \$1,550,000

Situated on a spacious 573.6sqm block in Banyan Hill Estate, this newly completed 5-bedroom home features grand 2.7m high ceilings that create a sense of space upon entry. The kitchen boasts deluxe 40mm stone benchtops, an induction cooktop, walk-in butler's pantry, and soft close hinges. Open-plan living and dining areas flow to an outdoor terrace, ideal for gatherings. Upstairs, the master suite offers views of Lennox Head, a chic ensuite, and a spacious walk-in wardrobe. Three additional bedrooms with built-ins and a third entertaining area with balcony complete this elegant retreat.

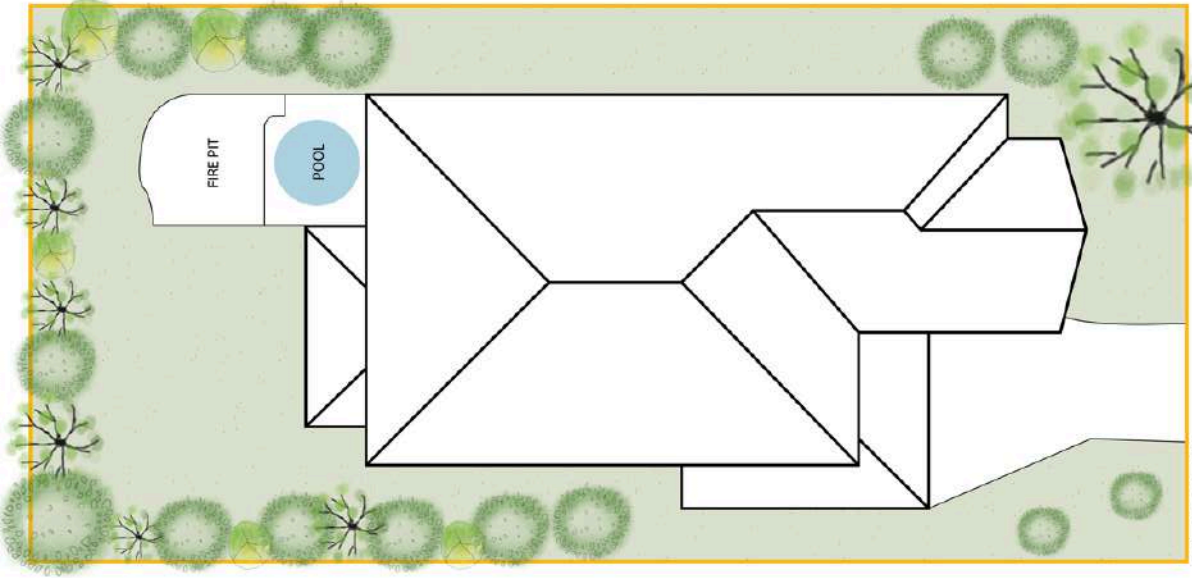
- Newly completed five-bedroom masterpiece home with sweeping views
- Grand entryway with high ceilings, extra wide hallways, flooded with all-day natural light
- Open-plan living and dining areas flow out through stacker doors to a generous alfresco area
- Chef kitchen - Caesarstone benchtops, quality appliances and walk-in butler's pantry
- Sparkling saltwater swimming pool overlooks a fire pit and out to stunning views
- Lush, established landscaping, a total haven for new owners
- Generous downstairs second living area plus media room along with a entertaining area upstairs with a private balcony, ideal for young families
- Ground floor bedroom with ensuite, walk in robe, ideal for guests, extended family or home office
- Main bedroom with uninterrupted views of Lennox Head equipped with ensuite and generous walk-in wardrobe
- Three additional large bedrooms upstairs all with built-in wardrobes
- Oversized main bathroom with separate W/C and additional powder room downstairs
- Abundance of storage cupboards, large internal laundry
- Ducted reverse cycle air-conditioning with zone control
- Double lock up garage with room for storage bench, 10.2 KW solar system, EV charging port



**Jamie Marshall**  
0402 726 011  
jamiemarshall@mcgrath.com.au

**Heidi Last**  
0402 726 011  
heidilast@mcgrath.com.au

**Shawn Bishop**  
0416 041 839  
shawnbishop@mcgrath.com.au



SITE PLAN



FIRST FLOOR



GROUND FLOOR

# Frequently asked questions

Property Address: 21 Windrow Avenue, Cumbalum

Property Layout	5 Bed   3 Bath   2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,450,000 - \$1,550,000
Total/Land size sqm	576.6m2
Property & Complex Description:	House
Age of property?	Built in 2024
Reason for selling?	Selling Investment
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Vacant
What is the rental estimate?	Around \$950pw
Lease end date?	N/A

Cooktop / Oven Type?	Induction Cooktop	Property Aspect?	Rear faces - North/East
Automatic garage doors?	Yes	Age of improvements/renovations?	Nil
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes, ducted throughout	What are the Council Rates?	Around \$2,800pa
Is there water storage?	Recycled Water Connected	UCV	TBA
Is there solar energy?	Yes, 10.2kw	Builder	Metricon
NBN Connection?	Available in area	EV Charging?	Yes
Additional Storage?	In Garage	Pool?	Yes, saltwater
Type of hot water system?	Electric		



# Relevant Sales

1

1 LAWRENCE RISE CUMBALUM NSW 2478

Sold Price

\$1,650,000



4


2

2

708m<sup>2</sup>

-







Notes from your agent

Made for entertaining, the expansive open plan living and dining area invites the outside in with effortless flow through stacker doors to a beautiful outdoor alfresco area and sparkling inground pool.

Property Insights

Sold Date	25-Oct-22	Distance	0.17km
DOM	118 days	Year Built	-
First Listing	\$2,100,000		
Last Listing	\$1,800,000		



# Relevant Sales

2

33 HIGHFIELD TERRACE CUMBALUM NSW 2478

Sold Price

\$1,600,000


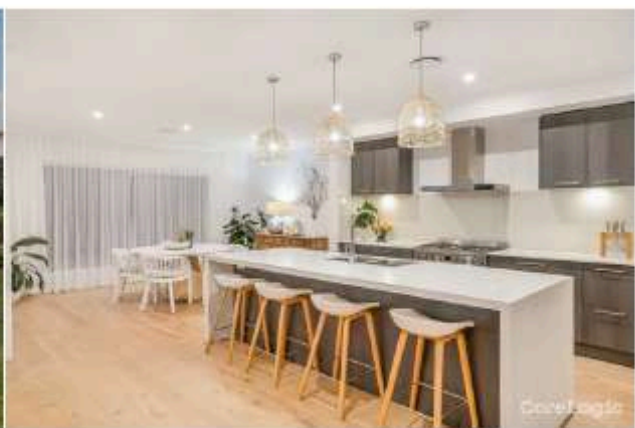

4

2

2

919m<sup>2</sup>

-



Notes from your agent

Situated on a large 931m2 block this magnificently finished family entertainer, with sweeping 180-degree views out to the pristine Ballina coastline, is sure to impress the most discerning buyer. The quality of this home is immediately apparent.

Property Insights

Sold Date12-Jul-24Distance0.26km

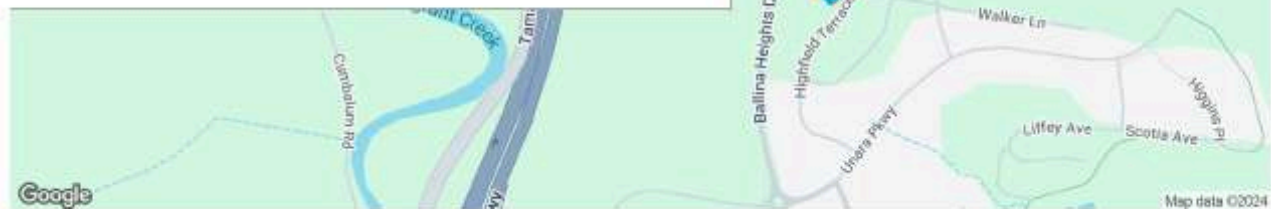
DOM128 daysYear Built2016

First Listing

For Sale - Contact Agent

Last Listing

\$1,600,000



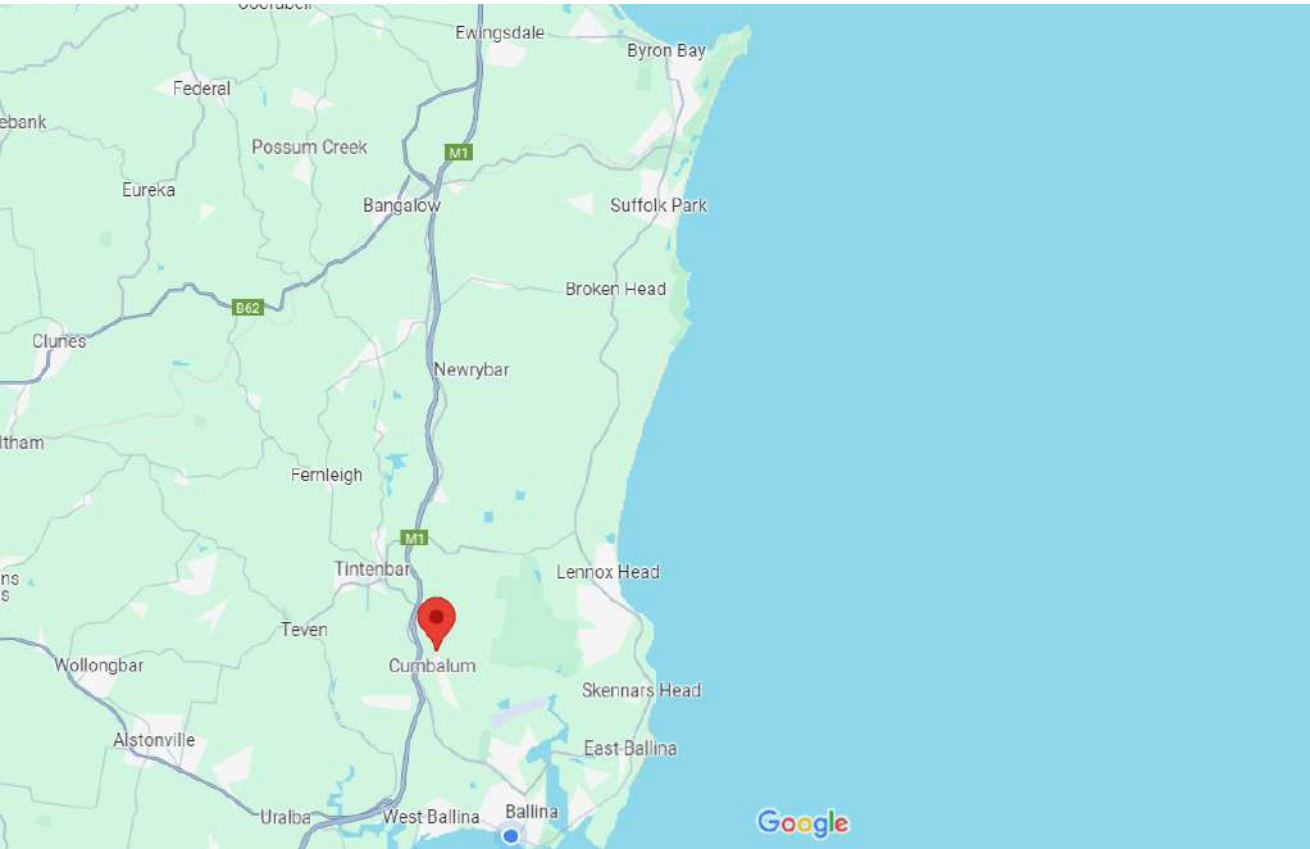
RS = Recent sale

UN = Undisclosed Sale

This data point was edited by the author of this CMA and has not been verified by CoreLogic

© Copyright 2024 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.

# Location





## Contract for the sale and purchase of land 2022 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	McGrath Estate Agents - BALLINA 176 River Street, Ballina NSW 2478 Email: jamiemarshall@mcgrath.com.au	Phone: 6618 3303 Ref: Jamie Marshall
co-agent		
vendor	Melanie Mary Bosward and Jaimie Leigh Bosward	
vendor's solicitor	Rigg Conveyancing 10 Rickard Road, North Narrabeen NSW 2101 PO Box 288, Narrabeen NSW 2101 Email: robert@riggconveyancing.com	Phone: (02) 9913 9861 Fax: (02) 8088 6586 Ref: RR:7550
date for completion	30 days after the contract date (clause 15)	
land (address, plan details and title reference)	21 Windrow Avenue, Cumbalum NSW 2478 Lot 517 in Deposited Plan 1281430 Folio Identifier 517/1281430	
	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies	
improvements	<input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input checked="" type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Swimming pool	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

inclusions	<input checked="" type="checkbox"/> air conditioning	<input checked="" type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood
	<input checked="" type="checkbox"/> blinds	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> ceiling fans	<input checked="" type="checkbox"/> EV charger	<input type="checkbox"/> pool equipment	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> other:			
exclusions				
purchaser				
purchaser's solicitor				
price	\$			
deposit	\$	(10% of the price, unless otherwise stated)		
balance	\$			
contract date	(if not stated, the date this contract was made)			

Where there is more than one purchaser ☐ JOINT TENANTS  
☐ tenants in common ☐ in unequal shares, specify: \_\_\_\_\_

GST AMOUNT (optional) The price includes GST of: \$

buyer's agent

Note: Clause 20.15 provides "Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked."









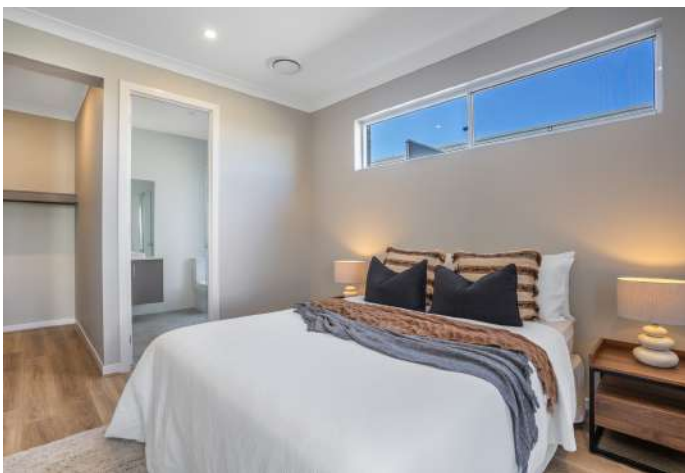












# McGrath

Team Bishop & Marshall

## Submission of offer

The Prospective Buyer/s agree that:

1. they are in a position to proceed with a formal contract immediately should their offer be accepted
2. they are aware that other parties are interested in purchasing the subject Property, and they may also make confidential offers to the Seller
3. the Listing Agent has advised them to put forward their best offer in writing to be given to the Seller
4. all offers by the Prospective Buyer will be presented to the Seller by the Listing Agent
5. they are aware that any offer may be accepted or rejected at the Seller's discretion
6. they are aware the Seller is not obligated to accept any offer and may counter offer and negotiate with a Prospective Buyer.
7. details of their offer will remain confidential to the Prospective Buyer/s and the Listing Agent who will present the offer to the Seller.

PROPERTY: \_\_\_\_\_

DATE OF OFFER \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_

OFFER/s \$ \_\_\_\_\_

SETTLEMENT \_\_\_\_\_ days or on the \_\_\_\_\_

CONDITIONS Finance YES/NO – Days \_\_\_\_\_ Building and Pest YES/NO – Days \_\_\_\_\_

TIMEFRAME OF UNCONDITIONAL APPROVAL: \_\_\_\_\_

ADDITIONAL TERMS/CONDITIONS: \_\_\_\_\_

BUYER/S (FULL NAMES): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE \_\_\_\_\_ (m) \_\_\_\_\_ (h)

LEGAL REPRESENTATIVE: \_\_\_\_\_

BROKER / LENDER CONTACT DETAILS: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_

### SIGNATURES

By signing this Acknowledgement the Prospective Buyer/s agree that they have read and understood the Buyer Acknowledgement and authorise the Listing Agent to submit this offer to the Seller.

Prospective Buyer/s:

\_\_\_\_\_

Signature

\_\_\_\_\_

Signature

\_\_\_\_ / \_\_\_\_ / \_\_\_\_\_

Date

176 River Street  
Ballina NSW 2478  
T +61 2 6618 3399  
F +61 2 6618 3388

Riverwalk Realty Pty Limited ABN 83 472 998 067 (an independently owned and operated franchised business) 1/10 McGrath Ballina | Larnox Head | Alstonville





*"I don't think we would have got the price we got, in the time we did from any other agent in Ballina."*

## S. Fisher seller in Ballina

Helping property sellers achieve the best possible result requires, experience, a strategy to stand out from your competition and a personal touch.

We are here to help you, should you be considering selling. Contact us to catch up for a no-obligation chat.

We would love the chance to help.

*Jamie Marshall*

Property Sale Specialist  
McGrath Estate Agents

**D** 02 6618 3303  
**M** 0402 726 011  
**E** [jamiemarshall@mcgrath.com.au](mailto:jamiemarshall@mcgrath.com.au)  
**F** [facebook.com/ballinapropertyagents](https://facebook.com/ballinapropertyagents)

*Shawn Bishop*

Property Sale Specialist  
McGrath Estate Agents

**D** 02 6618 3302  
**M** 0416 041 839  
**E** [shawnbishop@mcgrath.com.au](mailto:shawnbishop@mcgrath.com.au)  
**F** [facebook.com/ballinapropertyagents](https://facebook.com/ballinapropertyagents)