

Property Information & Frequently Asked Questions

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Property Address: 2/18 Kemp Street, Cumbalum

Property Layout	3 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	Contact Agent
Total sqm	459sqm
Property & Complex Description:	Modern duplex with Hinterland views
Age of property?	Built 2017
Reason for selling?	Upsizing
How long have the current owners lived there for?	5 years
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$750 - \$800 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	West to Front
Automatic garage doors?	Yes	Age of improvements/renovations?	Extended the rear deck in 2021
Is there a security system?	No	Is the building pet friendly?	Yes
Is there air conditioning?	Yes	What are the Council Rates?	\$2,659.71 p/a
Is there water storage?	No	UCV?	\$261,500
Is there solar energy?	No	Builder?	Riverdale Homes
NBN Connection?	Yes	Strata Manager?	Self Managed
Additional Storage?	Under stairs	Shared Building Insurance?	\$1,872 p/a
Type of hot water system?	Electric	Admin/Capital Works Fund?	N/A
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:


- 1** 1/10 FARRELLY AVENUE CUMBALUM NSW 2478 **Sold** \$900,000




🏠 4 🚿 2 🚗 2 📏 371m² 📏 144m²
 Year Built 2018 DOM 31
 Sold Date 20-Sep-24 Distance 0.37km
 First Listing Price Guide - \$850,000 to \$900,000
 Last Listing Price Guide - \$855,000 to \$900,000
- 2** 2/52 THE RIDGEWAY CUMBALUM NSW 2478 **Sold** ^{RS} \$895,000



🏠 3 🚿 2 🚗 2 📏 800m² 📏 186m²
 Year Built 2005 DOM 23
 Sold Date 10-Jun-25 Distance 0.25km
 First Listing Guide \$800,000 - \$880,000
 Last Listing \$895,000
- 3** 1/42 LIFFEY AVENUE CUMBALUM NSW 2478 **Sold** \$865,000



🏠 4 🚿 2 🚗 1 📏 408m² 📏 122m²
 Year Built 2018 DOM 36
 Sold Date 03-Oct-24 Distance 0.55km
 First Listing Contact Agent
 Last Listing \$865,000
- 4** 1/18 KEMP STREET CUMBALUM NSW 2478 **Sold** \$850,000



🏠 3 🚿 2 🚗 2 📏 436m² 📏 114m²
 Year Built 2018 DOM 47
 Sold Date 13-Apr-24 Distance 0km
 First Listing NEW TO MARKET - CONTACT BRYCE
 Last Listing \$850,000