

## Property Information & Frequently Asked Questions

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Property Address: 15 Horizon Drive, West Ballina

Property Layout	3 Bed   1 Bath   2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	Contact Agent
Land size sqm	610.5sqm
Property Description:	Single level brick home
Age of property?	Built 1995
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?	\$660 - \$710 p/w
Lease end date?	N/A

Cooktop / Oven Type?	Electric	Property Aspect?	North to Front
Automatic garage doors?	No	Type of hot water system?	Electric
Is there a security system?	No	Pool?	No
Is there air conditioning?	No	Age of improvements/renovations?	Painted 2025
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	No	What are the Council Rates?	\$2,832.24 p/a
NBN Connection?	In area	UCV?	\$435,000
Additional Storage?	Shed	Builder?	Morgan Homes




## 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	12 RAINBOW AVENUE WEST BALLINA NSW 2478	<b>Sold</b>	<b>\$770,000</b>
	3  1  1  613m <sup>2</sup> 105m <sup>2</sup> Year Built - DOM 19 Sold Date 17-Apr-25 Distance 0.79km First Listing Guide \$700,000 - \$770,000 Last Listing \$770,000		
2	31 LINDERMAN STREET WEST BALLINA NSW 2478	<b>Sold</b>	<b>\$760,000</b>
	3  2  2  699m <sup>2</sup> 154m <sup>2</sup> Year Built 1980 DOM 90 Sold Date 18-Feb-25 Distance 0.67km First Listing Guide \$780,000 - \$820,000 Last Listing \$760,000		
3	13 BRAMPTON AVENUE WEST BALLINA NSW 2478	<b>Sold</b>	<b><sup>RS</sup> \$750,000</b>
	3  1  -  633m <sup>2</sup> 82m <sup>2</sup> Year Built 1975 DOM 23 Sold Date 30-May-25 Distance 0.91km First Listing For Sale - Contact Agent Last Listing For Sale - \$760,000 to \$780,000		