McGrath
Team Bishop & Marshall

Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Property Address: 3 Scotia Avenue, Cumbalum

Property Layout	4 Bed + Study	2 Bath	2 Carr
Sale / Auction details	For Sale - Private Treaty
Price Guide	$1,150,000
Total/Land size sqm	726m2
Property & Complex Description:	House
Age of property?	Built in 2010
Reason for selling?	Purchased elsewhere
How long have the current owners lived there for?	N/A
Is the property owner occupied/tenanted?	Vacant
What is the rental estimate?	$850pw
Lease end date?	N/A

Cooktop / Oven Type?	Electric Cooktop	Property Aspect?	Front - South
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?	In living room	What are the Council Rates?	Around $2,800pa
Is there water storage?	Recycled Water Connected	UCV	TBA
Is there solar energy?	No	Builder	Dixon Homes
NBN Connection?	In Area	Strata Levies?	N/A
Additional Storage?	Garden Shed	Common Property	N/A
Type of hot water system?	Electric		
Pool?	Yes, fibreglass inground		

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. 13 LINDSAY AVENUE CUMBALUM NSW 2478 — Sold $1,200,000

4 🛏	2 🛁	2 🚗	781m²	185m²

- Year Built: 2014
- Sold Date: 14-May-24
- First Listing: For Sale - Contact Agent
- Last Listing: $1,200,000
- DOM: 61
- Distance: 0.68km

2. 6 ECOLOGY AVENUE CUMBALUM NSW 2478 — Sold $1,150,000

4 🛏 | 2 🛁 | 2 🚗 | 596m² | -

- Year Built: -
- Sold Date: 17-May-24
- First Listing: Contact Agent
- Last Listing: Contact Agent
- DOM: 30
- Distance: 0.89km

3. 42 LINDSAY AVENUE CUMBALUM NSW 2478 — Sold RS $1,135,000

4 🛏 | 2 🛁 | 2 🚗 | 1,082m² | 191m²

- Year Built: 2013
- Sold Date: 08-Jul-24
- First Listing: For Sale - $1,175,000
- Last Listing: $1,135,000
- DOM: 36
- Distance: 0.44km

4. 5 PASTURES STREET CUMBALUM NSW 2478 — Sold $1,120,000

4 🛏 | 2 🛁 | 2 🚗 | 587m² | 165m²

- Year Built: 2024
- Sold Date: 28-Mar-24
- First Listing: Contact Agent
- Last Listing: Sold
- DOM: 47
- Distance: 0.75km

5. 17 AHERN CIRCUIT CUMBALUM NSW 2478 — Sold $1,080,000

5 🛏 | 2 🛁 | 2 🚗 | 857m² | 198m²

- Year Built: 2015
- Sold Date: 25-Mar-24
- First Listing: -
- Last Listing: -
- DOM: -
- Distance: 0.96km