

9/163 Fox Street, Ballina

Frequently Asked Questions

Property Layout?	3 bed 1 bath 2 car
Sale / Auction details?	For Sale - Private Treaty
Price guide?	Contact Agent
Total sqm?	415 sqm
Property & complex description?	Villa in complex of 11
Age of property?	Approx 1980
Reason for selling?	Selling investment
How long have the current owners lived there for?	N/A
Is the property vacant, owner occupied or tenanted?	Tenanted
What is the rental estimate?	Currently \$630 p/w - Potential \$740 - \$790 p/w
Lease end date?	8 th January 2027
Cooktop / oven type?	Electric
Automatic garage doors?	Yes
Is there a security system?	No
Is there air conditioning?	Yes - Ducted not working but wall units are
Is there water storage?	No
Is there solar energy?	No
NBN connection?	In area
Additional storage?	Shed
Type of hot water system?	Electric
Pool?	No
Property aspect?	East and West facing courtyards
Age of improvements/renovations?	N/A
Is the building pet friendly?	Approval required
What are the council rates?	\$2,818.69 p/a
UCV?	\$317,775
Builder?	M.J. McKimm Pty Ltd
Strata manager?	Jamesons Strata Management
Strata levies?	\$1,245.78 p/q
Admin/capital works fund?	Admin \$8,479.18 - Sinking \$31,219.87 = \$39,699.05
Common property?	Yes, refer to contract

McGrath
Team Bishop & Marshall

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*All details are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Buyers should rely on their own enquiries. Rental estimate prepared September 2025, based on comparable rental data.

Recent Sales

1/22 Bentinck Street,
Ballina

3 | 1 | 1
Beds | Baths | Cars

Sale price
\$880,000

Sale date
2 Febraury 2026



1/12 Marshall Street,
Ballina

3 | 2 | 2
Beds | Baths | Cars

Sale price
\$865,000

Sale date
28 April 2026



3/68-70 Crane Street,
Ballina

3 | 2 | 1
Beds | Baths | Cars

Sale price
\$860,000

Sale date
23 February 2026

