

## Property Information & Frequently Asked Questions

Shawn Bishop 0416 041 839 | Jamie Marshall 0402 726 011

Heidi Last 0416 072 868 | Mandy Lake 0410 422 685

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Property Address: 23 Unara Parkway, Cumbalum

Property Layout	4 Bed   2 Bath   2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	Contact Agent
Land size sqm	751sqm
Property Description:	Single level brick home
Age of property?	Built in 2008
Reason for selling?	Relocating
How long have the current owners lived there for?	Since 2008
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$850 - \$900 p/w
Lease end date?	N/A



















Cooktop / Oven Type?	Electric	Property Aspect?	South East to Front
Automatic garage doors?	Yes	Type of hot water system?	Electric
Is there a security system?	No	Pool?	No
Is there air conditioning?	No	Age of improvements/renovations?	Patio Roof 2013
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	Yes	What are the Council Rates?	\$3,198.29 p/a
NBN Connection?	In area	UCV?	\$698,000
Additional Storage?	No	Builder?	Coral 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:

1	5 LAWRENCE RISE CUMBALUM NSW 2478	<b>Sold</b> <b>\$1,223,000</b>
	<p>  4  2  2  643m<sup>2</sup>  -                      Year Built - DOM 46                      Sold Date 20-Mar-25 Distance 0.29km                      First Listing For Sale - Contact Agent                      Last Listing For Sale - \$1,250,000 - \$1,350,000                 </p>	
2	38 UNARA PARKWAY CUMBALUM NSW 2478	<b>Sold</b> <b>\$1,175,000</b>
	<p>  4  2  2  906m<sup>2</sup>  189m<sup>2</sup>                      Year Built 2012 DOM 171                      Sold Date 30-Jan-25 Distance 0.17km                      First Listing Contact Agent                      Last Listing For Sale \$1,195,000 - \$1,275,000                 </p>	
3	12 ECOLOGY AVENUE CUMBALUM NSW 2478	<b>Sold</b> <b>\$1,110,000</b>
	<p>  4  2  2  546m<sup>2</sup>  167m<sup>2</sup>                      Year Built 2022 DOM 73                      Sold Date 11-Apr-25 Distance 0.61km                      First Listing Contact Agent                      Last Listing \$1,120,000                 </p>	