



## Dual Living in Cumbalum: 4 Bed Home & separate 2 Bed Unit



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### 24 Calnan Crescent, Cumbalum

Sold for \$1,556,500 (Feb 27, 2026)

Presenting a rare dual living opportunity in Cumbalum Heights, ideal for multigenerational families or savvy investors.

This modern 2020-built property features a 4-bedroom main house with media room, pool, and double garage, alongside a separate 2-bedroom unit with private alfresco and single garage. Currently tenanted, it offers strong rental income and the flexibility to live in one home, rent the other, or explore future strata subdivision – a truly exceptional opportunity.

Home 1 – Main House (4 Bed, 2 Bath, 2 Car, Pool)

- Spacious open plan living and dining with high ceilings and air-conditioning.
- Kitchen with butler's pantry, 900mm gas stove, and large island bench.
- Covered alfresco entertaining area overlooking the 7m x 2.3m swimming pool.
- Master suite with large walk-in wardrobe, dual-vanity ensuite, and direct pool access.
- Three additional bedrooms with built-ins and ceiling fans.

<b>Property ID:</b>	L37518149
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	210
<b>Garages:</b>	3
<b>Land Area:</b>	847.8 sqm

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- Media room / second living area for flexible living or entertaining.
- Main bathroom with bathtub.
- Separate shower in the laundry for rinse off after the beach.
- Double remote garage.

#### Home 2 – Unit (2 Bedroom, 1 Bathroom, 1 Car)

- Two-bedroom home with private entry and single garage with external access.
- Main bedroom has a large walk-in wardrobe.
- Open plan kitchen and living area.
- Air conditioning for year round comfort.
- Bathroom and laundry.
- Covered alfresco area and fenced grassed yard.

#### Investment & Flexibility:

- Total Rental Income – \$1,470 per week across both homes – breakdown and lease information available upon request.
- Two electricity meters and 10.5kw solar panels split across both homes.
- Currently under a single title, with opportunity to explore future strata subdivision into two separate titles, subject to council approval.
- Built in 2020, there is potential for the owners to claim tax depreciation on the building and included assets, which may reduce taxable income.

#### Ideal for:

- Multigenerational or dual living, with the option to open the gate between the two homes to share the yard and pool.
- Live in one home and rent the other for additional income, or rent out both as a complete investment.

#### Location Highlights and Approximate Travel Times:

- Ballina town centre and local shops – 8 km / 9 mins
- Ballina Byron Gateway Airport – 9 km / 10 mins
- Lennox Head beaches – 14 km / 14 mins

- Alstonville – 15 km / 15 mins
- Byron Bay – 20 km / 20 mins
- Quick access to the Pacific Motorway for travel north or south
- Bus service to major schools and public bus stops

Further details, including market insights, rental returns, and comparative valuations, available upon request.

View both homes at the next Saturday Scheduled Open Home, or contact Samantha on 0481 104 458 to arrange a private inspection time.

\*\*Virtual Styling Used