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# Welcome

## **Thank you for your interest in the Pre - Market Opportunity in Dudley**

At First National Real Estate Engage Eastlakes, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Engage Eastlakes.**

## The Property



, Dudley

Ocean Suburb Opportunity on Two Titles

3  1  4 

Contact  
Agent

Air Conditioning

Split System Air Conditioni  
ng

Study

Remote Garage

Secure Parking

Balcony

Deck

Courtyard

Shed

Workshop

Fully Fenced

1 Open Spaces

Built In Robes

Perfectly positioned home in the area of Dudley affectionately named Frog Hollow.

This charming 3 bedroom, one bathroom, one owner home has been held for over 50 years.

This well-loved family home sits on two titles of land offers the ideal opportunity for families and savvy investors looking for a long term capital growth.

Each block is 303.5 m2, so the total package is 607m2, set on an ideal corner block. Facing east and north, it's the ideal orientation.

Set in a super convenient location between Dudley and Redhead Beach and only 5km to Charlestown Shopping Centre and 15 minutes drive to Newcastle CBD.

It has major sporting facilities and highly regarded schools within 5 minutes📍 drive.

Imagine a generous 607m<sup>2</sup> corner block of land, gently sloping from rear to front. One which captures the ocean breeze and is whisper quiet.

It offers the opportunity to extend the house, maybe build a Granny Flat STCA.

The 3 bedroom home supports a large sun filled lounge room, dining room and in its elevated position it has wonderful valley views from the large tiled front verandah.

Enjoy the early morning sunrise on the large front verandah, looking over the lovely open landscaped yard before the busy day begins or maybe use the cosy lounge room to end the day relaxing.

The rear separate building positioned between the house and the large garage is very suitable as a teenage retreat, home office or art studio.

The super-sized garage is big enough to house three cars, plus a large workshop area.

Should you need space for a caravan, you are well catered for with several concrete pads available.

Council Rates: \$573.00 PQ approx.

Water Rates: \$821.00 PA approx. + usage

Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions and exclusions.

## Council Rates/Water Rates/Strata Fees

Council Rates - \$573.00 per quarter approx.

Water Rates - \$821.00 per annum approx. plus usage

Strata Fees - N/A

## Location



## Around The Area

**Dudley** is a southern coastal suburb of Newcastle, New South Wales, Australia, 13 kilometres southwest of Newcastle's central business district on the eastern side of Lake Macquarie. It is part of the City of Lake Macquarie local government area.

### Where is? - Around Dudley

#### Schools

Dudley Public School - 124 Ocean Street, Dudley  
Redhead Public School - Hutchinson Street, Redhead  
Whitebridge High School - Lonus Avenue, Whitebridge

#### Cafes, Restaurants and Take Away

Dudley Take-Away - 107 Ocean Street, Dudley  
Ocean View Hotel Dudley - 85 Ocean Street, Dudley  
Café On Cowlshaw - 115 Cowlshaw Street, Redhead

#### Shopping

Foodworks - 138 Dudley Road, Whitebridge  
Charlestown Square - 30 Pearson Street, Charlestown

#### Parks

Reay Park Playground - 15A Ocean Street, Dudley  
Frank Watkins Memorial Park Playground - 96C Ocean Street, Dudley

Source: <https://www.whereis.com/>

## Comparable Properties



### 8 DURFOLD STREET, DUDLEY, NSW 2290

3 Bed | 2 Bath | 1 Car  
\$1,225,000  
Sold on: 29/11/2024  
Days on Market: 18

Land size: 607



### 9 TUMUT STREET, DUDLEY, NSW 2290

3 Bed | 2 Bath | 1 Car  
\$1,280,000  
Sold on: 22/03/2025  
Days on Market: 27

Land size: 389



### 12 RAILWAY STREET, DUDLEY NSW 2290

3 Bed | 2 Bath | 1 Car  
\$1,335,000  
Sold on: 17/02/2024  
Days on Market: 33

Land size: 721 sqm

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

## Our Agency

At First National, we appreciate you have a choice when it comes to who you entrust to represent your property. On a daily basis, we demonstrate professionalism, experience and commitment to our clients. Our goal is now to prove why you don't need to look any further.

Under the careful management and guidance of passionate business owners Chris and Kerrie Rowbottom, Engage Property and Dowling Eastlakes have joined forces with a National brand.

We are proud to be a part of the First National Network under First National Engage Eastlakes.

This merger will benefit both our Property Management clients and Property Sales services in the greater Lake Macquarie and Newcastle regions, as well as Australia wide. With many buyers and tenants now relying on sea change and tree change lifestyles, First National has a network of over 280 offices nationally that we can leverage clients from, and a digital coverage that will gain greater exposure for our client's property.

Choosing an agent is much more than striking a deal on fees. Marketing skills, strategy and negotiation ability will strongly influence your final price. At First National, we have access to in-depth training for our teams, systems within marketing that will impact stronger coverage for our clients and standards that will enable us to achieve greater outcomes and results, with consistency in all our achievements.

We are a specialised agency and our primary objective is to provide the highest level of customer service and satisfaction to all members of our community. We have developed a reputation as industry leaders of Property Sales and Property Management services in the Greater Lake Macquarie and Newcastle regions. Our team consists of highly motivated professional sales staff and dedicated administrative support. Our entire team is dedicated to providing superior services to all clients we interact with.

All senior staff are experienced real estate agents and are fully accredited in real estate practice, price negotiations and marketing. Ongoing training of all staff is undertaken to ensure an up to date understanding of all contract transactions. We are bound by the professional ethics of the Real Estate Institute and the Department of Fair Trading. At all times we maintain an accurate database of client contacts, this information is treated with the utmost confidentiality in accordance with industry standard privacy guidelines.

At First National Engage Eastlakes, we put you first. Real connections, real results are our utmost priority.

[Website](#)

## Documents, Links and Resources

[Contract of Sale](#)

[Calculators](#)

[Rental Assessment](#)

[Floor Plan](#)

## Investing?

### Purchasing an investment property?

Property represents a secure, long-term form of wealth creation. As such, Australians are famous for using property investment as a way to secure their future.

At First National Real Estate Engage Eastlakes, we have all the resources you need to take the first steps. Our free Property Management Guide answers all the questions an investor has, from finding the right property to maximising yields.

### Property Management Guide

[Download Guide](#)

## Property Management Services

When you've invested in a rental property, you want to be certain that its management is in safe hands.

Our property managers are not only experienced, but they are backed by efficient maintenance systems, thorough legislative training, and a team structure that maximises the customer experience.

We don't just collect the rent; we look for opportunities to improve your property, your yield and tax efficiency.

Ask us how today.

**Appraisal Request**

# Terminology



## CONTRACT

Contains the terms and conditions of the sale. You should organise for your legal representative to review the contract prior to signing it. We cannot sell the property subject to a conveyancer or solicitor perusing the paperwork. Any variations to special conditions must be agreed to by the vendor's representative.

## VENDOR'S STATEMENT

Also known as the "Section 32" and contained within the Contract. This contains everything the buyer is required to know about the property (outgoings, building approvals, title etc). The equivalent of a road worthy certificate for a property.

## COOLING OFF PERIOD

Once an offer is accepted and a .25% deposit is paid, the buyer generally has 5 business days to withdraw their offer to purchase. There is no cooling-off period when you buy at auction.

## AUCTION CONDITIONS

There is no cooling off period when you buy at auction. If the property passes in and sold on the same day as the auction up until 12am the contract is still under auction conditions and therefore not subject to a cooling off period.

## **DEPOSIT**

A deposit is taken by the Agent on the signing of the Contract. Usually 10% of the purchase price unless otherwise negotiated. The deposit is held in trust by the Agent and cannot be released until agreed to by the purchaser's and vendor's solicitor.

## **FIXTURES & CHATTELS**

Fixtures are things that are permanently attached to the land so as to become part of the land. Chattels are things that are not part of the land. When land is sold, all fixtures (the house, and things permanently attached to the house) will pass to the Purchaser as part of the land.

If a chattel is to be included in the sale, it must be specifically listed in the Contract. If a fixture is to be removed from the property by the Vendor and therefore not included in the sale, then this must be specifically mentioned in the Contract.

## **SETTLEMENT PERIOD**

An agreed time frame between purchase and the buyer taking possession or in the case of the property being tenanted, entitled to receipts of rents and profits. There is no such thing as a common settlement period - this depends upon the vendor's situation, anticipated price range and type of property. Settlement terms can range from 30 days to even 150 or 180 days. It is recommended that you discuss your preferred settlement early with your agent.

## **SETTLEMENT**

The buyer pays the balance of the purchase price and picks up the keys. Settlement is handled between your solicitor and the purchaser's solicitor.

## **ADJUSTMENTS**

The purchase price of the property is "adjusted" to allow for expenses that have been paid in advance or are owing at settlement. In other words, it is the seller's responsibility to pay the rates and all statutory fees and outgoings until settlement.

## **STAMP DUTY**

A government tax based on the sale price of a property.

## Agents Profile



David Bone

Licensed Real Estate Agent

[0410 709 611](tel:0410709611) Email: [david@fnee.com.au](mailto:david@fnee.com.au)

Meet David Bone, a seasoned real estate professional with a wealth of experience in the industry.

With an extensive background as a licensed builder and a proven track record of successfully selling numerous properties, David possesses a unique set of skills that sets him apart in the real estate market.

With a deep understanding of the construction process, David has an insider's perspective on the intricacies of property development. His expertise allows him to evaluate the quality and potential of a property with a discerning eye, enabling clients to make informed decisions when buying or selling their homes.

Throughout his career, David has demonstrated a remarkable commitment to excellence and client satisfaction. His dedication to delivering exceptional results is evident in his portfolio of successful sales and the long-lasting relationships he has built with their clients.

### Contact Agent

What truly sets David apart is his ability to offer a comprehensive approach to real estate transactions.

Drawing on his experience as a builder, they provide valuable insights into renovation possibilities, potential upgrades, and property value enhancement. This holistic approach ensures that clients can maximize the value of their investment and make informed decisions that align with their goals.

With David Bone as your real estate agent, you can expect unparalleled professionalism, integrity, and personalized service. He takes the time to understand each client's unique needs and aspirations, guiding them through the entire buying or selling process with expertise and care.

Whether you're a first-time homebuyer looking for the perfect place to call home, or an investor seeking opportunities in the market. Experience in all aspects of rural land and englobo land sales, set him apart.

David is equipped with the knowledge and skills to help you achieve your real estate goals.

His commitment to staying up-to-date with the latest industry trends and market insights ensures that you receive the most accurate and relevant information to make sound decisions.

When you choose David as your trusted real estate partner, you gain access to a wealth of experience, a keen eye for detail, and a genuine passion for helping clients achieve success in their real estate endeavours.

Experience Includes;

- \* Over '55 Construction and Sales
- \* Vacant Land Acquisition
- \* Civil Works
- \* Road and Subdivision Experience
- \* Relocatable Home Sales
- \* Rural Acreage - Grazing and Sales Expertise

Contact David today to begin your journey towards finding your dream property or selling your home at the best possible terms.