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Welcome

Thank you for your interest in 37 Croudace Road, Elmore Vale.

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



37 Croudace Road, Elmore Vale

Family Home with Renovation Potential
in the Heart of Elmore Vale

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**New To
Market**

Unleash your Renovation Dreams at 37 Croudace Road, Elmore Vale.

Are you ready to roll up your sleeves and transform this diamond in the rough into your dream home and reap the rewards.

Look no further than 37 Croudace Road, Elmore Vale, where endless potential meets prime location.

Key Features:

- ❖ Three Spacious Bedrooms - Plenty of room for the whole family or the ideal setup for a home office or hobby room.
- ❖ Modern Kitchen - Prepare culinary delights in the gourmet galley style kitchen, equipped with top of the line appliances and ample storage space.
- ❖ Stylish Bathroom - Indulge in the spa like luxury with a beautifully designed layout utilising subway tiles.
- ❖ Large Block of Land - Spread out and enjoy the expansive outdoor space, perfect for gardening, entertaining or simply relaxing in the sunshine.
- ❖ Renovation Ready - Bring your vision to life by utilising the timber floorboards and add your personal touch to every corner of this charming home. Given a little TLC, this property has the potential to be a great property to value add in a short period of time.
- ❖ Value Adding Opportunity - Unlock additional value by exploring the possibility of adding a Granny Flat (Subject to Council Approval) on the gently sloping land, providing extra space for extending family, guests or rental income.
- ❖ Convenient Location - Situated in the heart of Elmore Vale, enjoy easy access to schools, shops, park and public transport, ensuring a lifestyle of convenience and connectivity.

Whether you're a growing family seeking a spacious haven or a discerning buyer/investor looking for a property to value add, 37 Croudace Road, Elmore Vale is sure to exceed your expectations.

Contact me today to schedule a viewing and make this property your next investment.

Council Rates: \$516.00 PQ approx.

Water Rates: \$923.00 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.

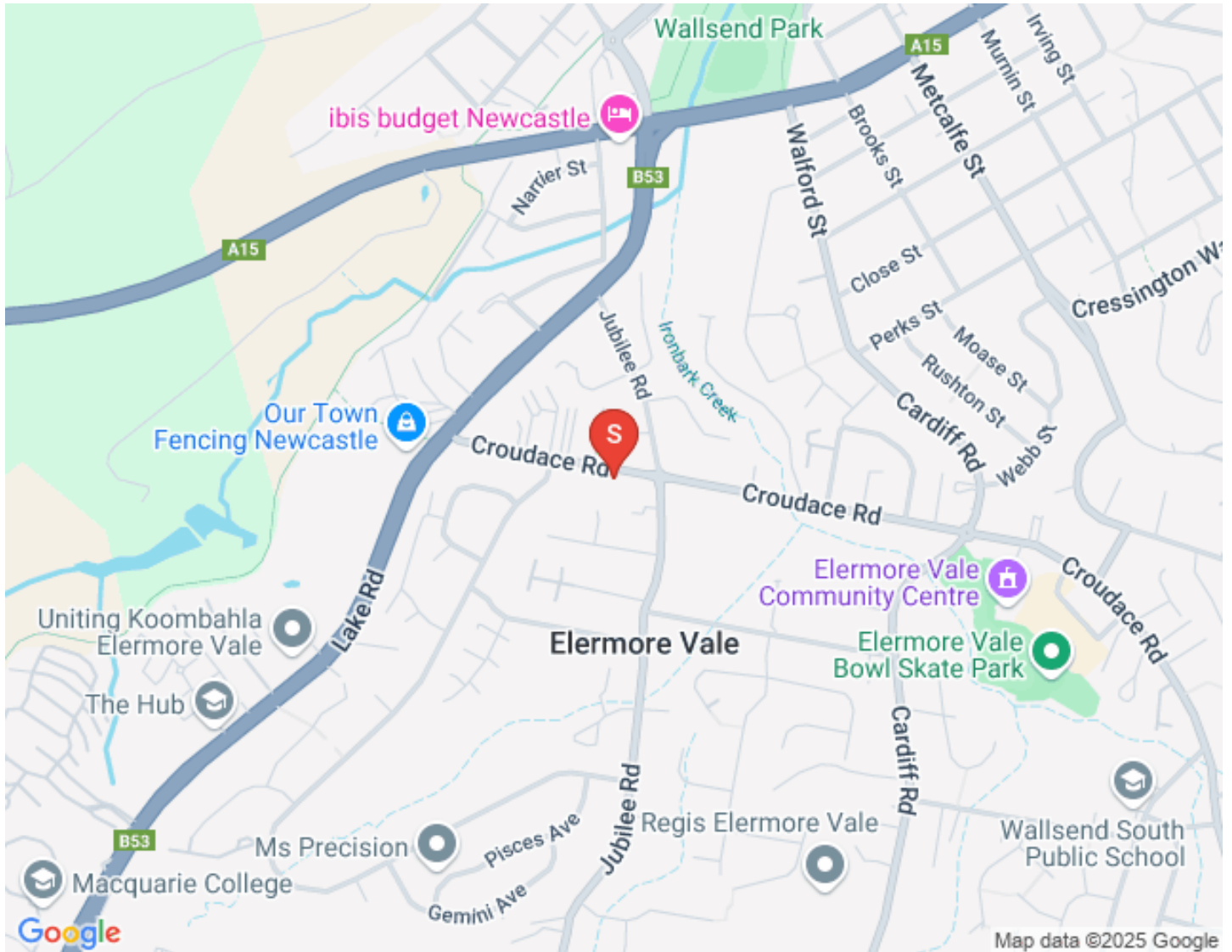
Council Rates/Water Rates/Strata Fees

Council Rates - \$516.00 per quarter approx.

Water Rates - \$923.00 per annum approx. plus usage

Strata Fees - N/A

Location



Around The Area

ELERMORE VALE is a suburb on the western outskirts of Newcastle, New South Wales. Elermore Vale is about 13 kilometres west of Newcastle's CBD. Wallsend covers its northern border, with Glendale and Cardiff sharing the southern border. Rankin Park and Lambton are to the east and Cameron Park is located to the west. The Newcastle Link Road follows part of Elermore Vale's northern border, allowing for easy access from Newcastle's western suburbs.

Where is – Elermore Vale

SCHOOLS:

Macquarie College - Lake Road, Elermore Vale
Wallsend South Public School -16 Smith Road, Elermore Vale
Elermore Vale Public School - Jubilee Road, Wallsend, NSW 2287

SHOPS

Elermore Vale Shopping Centre - 137 Croudace Road, Elermore Vale
Stockland Shopping Centre - Kokera Road, Wallsend

CAFES & RESTAURANTS:

The Shaft Tavern - 145 Croudace Road, Elermore Vale
El'Amore Café & Grill - 135 Croudace Road, Elermore Vale
Wallsend Diggers - 5 Tyrrell Street, Wallsend

-

PARKS

Elermore Vale Dog Off Leash Area – 15 Cheviot Close, Elermore Vale
Willow Close Reserve – 23 Willow Close, Elermore Vale

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

Comparable Properties



13 MARTINDALE ST WALLSEND NSW 2287

3 Bed | 1 Bath | 1 Car
\$665,000
Sold ons: 09/10/2023



143 CARDIFF RD ELMORE VALE NSW 2287

3 Bed | 2 Bath | 1 Car
\$715,000
Sold ons: 17/11/2023



43 CARDIFF RD WALLSEND NSW 2287

3 Bed | 1 Bath | 4 Car
\$730,000
Sold ons: 18/12/2023



148 JUBILEE RD ELMORE VALE NSW 2287

3 Bed | 1 Bath | 2 Car
\$785,000
Sold ons: 05/12/2023

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

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.