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Welcome

Thank you for your interest in 37 Parklea Avenue, Croudace Bay.

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 Parklea Avenue, Croudace Bay

Location, Scale, Design, Feature Packed Home

Price Guide

\$1,480,000 -

\$1,500,000

1 Open Spaces

This beautifully renovated home presents the perfect blend of comfort, design and location.

Whether you're a growing family, an investor or someone who is looking for a combination including undercover areas for your caravan and boat, this home sets the standard.

Located just moments from the beautiful Lake Macquarie and Croudace Bay park, this highly desirable location presents a unique opportunity to capitalize on the growing demand for high quality Lake Macquarie homes.

This home is truly a standout and worthy of your attention, you will not be disappointed.

It is not often you come across a floor plan, that boosts both superb practicality and elegant design in one package, this home has it in abundance.

It benefits from its North-South orientation and delivers with commanding views over the Valentine Sporting Fields, providing a serene backdrop to an already impressive home and additional features.

The side access from the electric gate opens up to a lined carport with 15 downlights and an extra high ceiling, enabling large boats and caravans to be undercover.

This is further enhanced by a similar height fully enclosed garage, with permanent storage built

in place. This garage can also house a large caravan, RV or boat.

This combination is very hard to find, plus in addition, the benefit of having a level access is rare indeed.

Key Features

- Recently renovated throughout
- Stunning 4 bedroom home, with a practical floorplan
- Open plan living and dining areas that flow seamlessly to the outdoor entertaining space
- The large Galley styled kitchen boasts a 3.5 metre long island cabinet, suitable for 6 people to enjoy
- Benchtops are 40mm stone with a double sink and flick mixer
- The abundant storage and kitchen cabinet doors are finished in a high gloss polyurethane
- A generous 90 cm oven, cooktop and range hood, along with full sized dishwasher certainly add to the chef styled area, which overlooks the family room and has views of the rear yard and the outdoor alfresco area
- Windows are adorned with dual blinds enabling privacy at all times
- Bedrooms and all living spaces have fans fitted
- Zoned ducted air conditioning is throughout the home
- Main bedroom has a large wardrobe and an ensuite of enviable design, it has floor to ceiling tiles
- The remaining 3 x very large bedrooms all benefit with large wardrobes and luxurious carpet
- The main bathroom is superb in its design, with floor to ceiling tiles, bath and large shower
- Several large living areas create a fantastic option if used as a multi-generational home. Quiet areas are available while other areas are suitable for large gatherings
- The separate Dining Room has an enormous floor to ceiling, wall to wall cabinet built in
- Timber flooring throughout (other than bedrooms and wet areas) assist in the relaxed flow of the home with a brushbox finish
- There is a very large open deck leading from the Lounge room, which enables exquisite

alfresco dining. This is finished in a low maintenance composite flooring

- The family room has stacker door system which when opened fully, leads to the enormous covered outdoor dining area, which acts as an extension to the living space. This forms part of the roof and has a high lined ceiling

- This feature packed home will suit the most fastidious of buyers who are looking for scale, practical floorplan and quality. Whilst also looking for a large yard encompassing lawns and play areas, plus the caravan and boat storage benefits

- The park across the road, enables you to walk your dog, let the children play or it just assists with the relaxed feel it exudes

Please call David Bone - 0410 709 611 to discuss this fantastic opportunity this property offers and to arrange an inspection.

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.

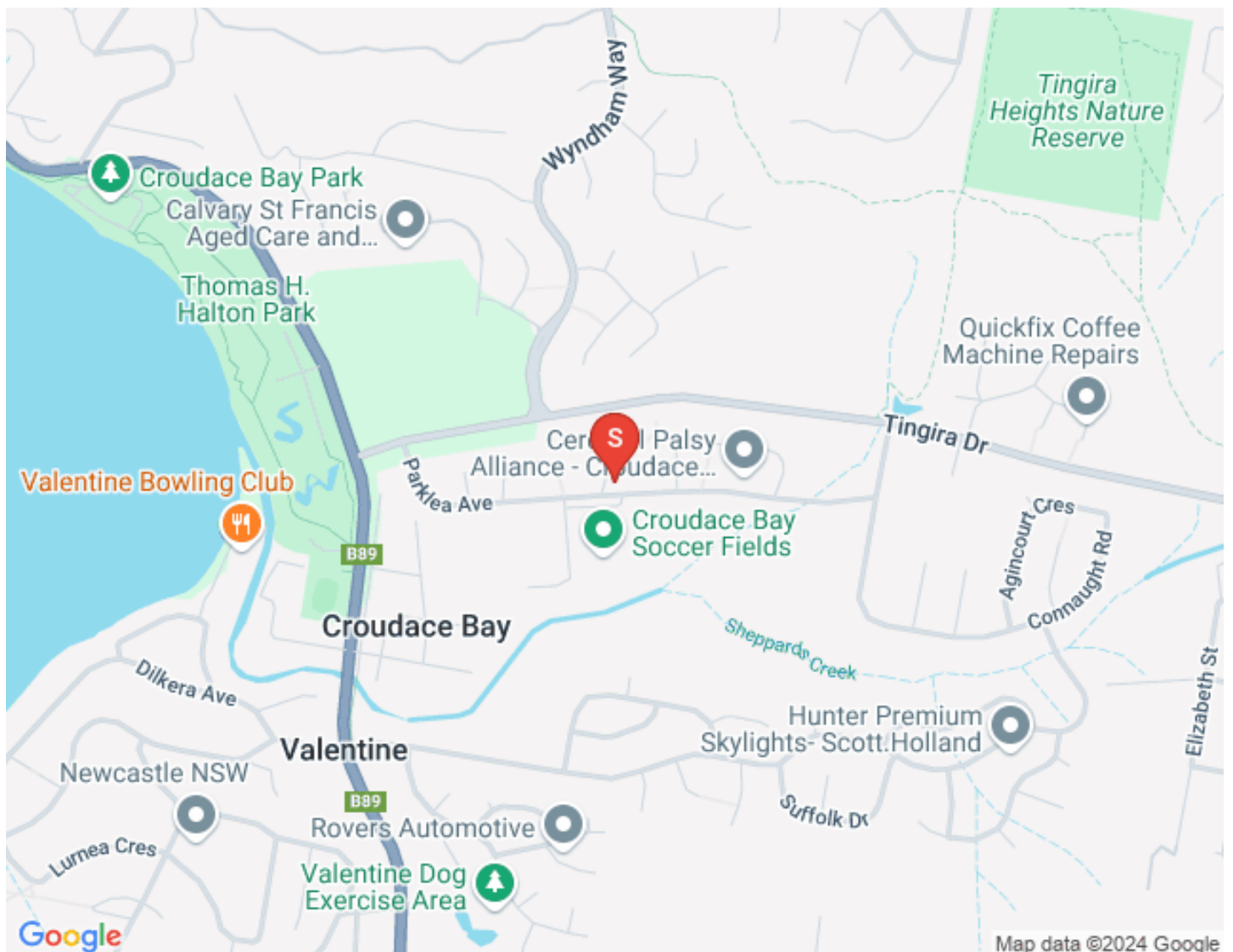
Council Rates/Water Rates/Strata Fees

Council Rates - \$610.00 per quarter approx.

Water Rates - \$828.00 per annum approx. plus usage

Strata Fees - N/A

Location



Around The Area

Croudace Bay is a suburb of the City of Lake Macquarie in New South Wales, Australia, located 19 kilometres southwest of Newcastle's central business district on the eastern side of Lake Macquarie.

Where is? - Around Croudace Bay

Schools

Valentine Primary School - Tallawalla Road, Valentine
Warners Bay High School - 1 Myles Avenue, Warners Bay
St Mary's Catholic Primary - 2 Bayview Street, Warners Bay
Belmont High School - 424 Pacific Highway, Belmont

Cafes, Restaurants and Take Away

Star Anise Café - 3/28 Allambee Place, Valentine
Café Lime - 14-16 Allambee Place, Valentine
Valentine Chinese Restaurant - 14 Allambee Place, Valentine
Jessie's On The Water @ Valentine Bowling Club - Valentine Crescent, Valentine

Shopping

Valentine Friendly Grocer - 12 Allambee Place, Valentine
Lake Macquarie Fair - 46 Wilsons Road, Mount Hutton
Belmont Citi-Centre - 45/41 Macquarie Street, Belmont
Warners Bay Shopping Centre - 32 John Street, Warners Bay

Parks

Green Point Foreshore Reserve - Dilker Avenue, Valentine
Thomas H. Halton Park (Croudace Bay Park) - Macquarie Drive, Croudace Bay
Valentine Dog Exercise Area - 36 Ruston Avenue, Valentine
Bennet Park - Hartley's Point - Dilker Avenue, Valentine
Picnic Area - Regal Way, Valentine

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

Comparable Properties



33 CORYMBIA STREET, CROUDACE BAY NSW 2280

5 Bed | 2 Bath | 2 Car
\$1,555,000
Sold on: 03/08/2024
Days on Market: 26

Land size: 724



53 PARKLEA AVENUE, CROUDACE BAY, NSW 2280

4 Bed | 2 Bath | 2 Car
\$1,350,000
Sold on: 03/04/2024
Days on Market: 21



36 ARROWFIELD STREET, ELEEBANA, NSW 2282

4 Bed | 3 Bath | 2 Car
\$1,365,999
Sold on: 19/04/2024
Days on Market: 23

Land size: 762.6

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.