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First National Real Estate Engage Eastlakes
(02) 4947 7877
info@fnee.com.au

Welcome

Thank you for your interest in 11/12 Sherwood Street, Wallsend.

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.**

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The Property

11/12 Sherwood Street, Wallsend

A RARE TORRENS TITLE VILLA IN A SECURE CONVENIENT AREA

2 1 2

Contact Agent

Air Conditioning	Split System Air Conditioning	Remote Garage
Secure Parking	Courtyard	Fully Fenced
Built In Robes	Dishwasher	

Welcome to 11/12 Sherwood Street, Wallsend, a genuine downsizing option.

If this forms part of your property strategy / journey, this home is worth your consideration.

Built approximately 20 years ago, this single level Torrens Title free standing villa is perfect for those looking to downsize, but maintain their independence without the burden of major Strata Fees.

Each home is individually finished with a Brick and Tiled construction.

As you enter the landscaped driveway you immediately sense the quality of this development and how well maintained it is.

The whole facility boasts a 3 visitor car spaces and an enormous grassed area, suitable for those wanting to enjoy the open space particularly if you are planning a large gathering.

The landscaped driveway leads to the homes, each positioned to enable privacy and

individuality to each home.

The home consists of two large sized bedrooms both with robes.

The main bedroom has a lovely north facing window, looking out to the garden and private courtyard.

The bathroom sits conveniently between the two bedrooms with the main having a separate door for convenience, acting as a large ensuite and creating a clever use of space.

The bathroom bath, large shower, vanity and toilet are all smartly designed to create ease of use.

The second toilet is located separately to the laundry which has direct access to the rear courtyard and private clothesline.

Benefitting from a formal lounge room, plus a family room leading off the kitchen, the floorplan works effortlessly.

A large double garage with the added bonus of a single rear garage door leading onto a paved area, does set this home apart.

There is a shortage of villas available and to find one that is a Torrens Title in a convenient position is hard to find.

I invite your interest in this home and look forward to discussing this property with you.

- Torrens Title single level villa • free standing
- Private courtyard
- Community grassed area
- Two bedrooms with robes
- Split system air conditioner in the family room

Council Rates:
$515.00 PQ approx.

Water Rates: $918.00 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.

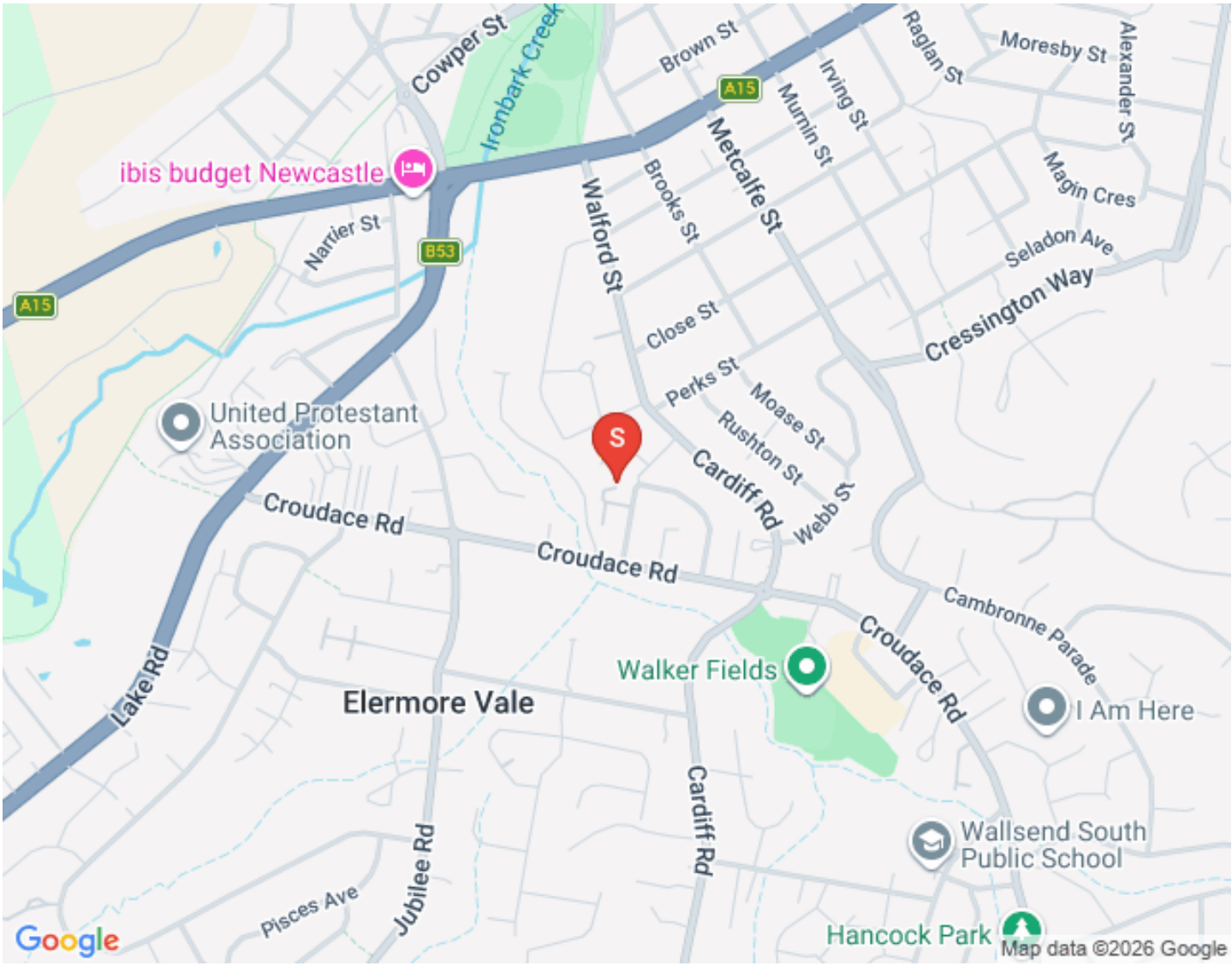
Council Rates/Water Rates/Strata Fees

Council Rates - $515.00 per quarter approx.

Water Rates - $918.00 per annum approx. plus usage

Strata Fees - N/A

Location



Around The Area

Wallsend is a western suburb of Newcastle, New South Wales, Australia 11 kilometres from Newcastle's central business district. It is part of the City of Newcastle local government area.

Where is? Around Wallsend

Schools:

Wallsend South Public School State School - 16 Smith Road, Elemore Vale
Wallsend Public School State School - 26 Martindale Street, Wallsend
Callaghan Collage Wallsend Campus - 80/82 Macquarie Street, Wallsend

Cafe, Restaurants and Take Away:

Cafe Tempest - 177 Nelson Street, Wallsend
Wallsend Seafood and Takeaway - 148 Nelson Street, Wallsend
D Bar and Grill - 5/7 Tyrrell Street, Wallsend

Shopping:

Wallsend Village - 24 Kokera Street, Wallsend
Wallsend Bunnings - Corner Sandgate Road and Minmi Road, Wallsend

PARKS

Wallsend Park - 99 Cowper Street, Wallsend
Federal Park - 2 Boscawen Street, Wallsend
James Park - 39 Diana Street, Wallsend

Source https://www.whereis.com/

Comparable Properties

14/28 ABEL STREET, WALLSEND, NSW 2287, WALLSEND

3 Bed | 2 Bath | 2 Car — Land size: 238
$710,000
Sold on: 25/03/2025
Days on Market: 44

2/4 CHARLOTTE STREET, WALLSEND, NSW 2287, WALLSEND

2 Bed | 1 Bath | 1 Car
$650,000
Sold on: 21/04/2025
Days on Market: 27

9/13A ANNA PLACE, WALLSEND

3 Bed | 1 Bath | 3 Car
$740,000
Sold on: 27/03/2025

Powered by PropTrack

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 43 127 386 298).

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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 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.