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## Welcome

**Thank you for your interest in 3 Kananook Crescent, Belmont North.**

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



### 3 Kananook Crescent, Belmont North

Dual Occupancy Opportunity

**Price Guide**  
**\$1,100,000 -**

This is an exceptional opportunity to secure a functional family home with a flexible dual occupancy design on a comfortable 556m<sup>2</sup> block. Set on an elevated lot with expansive views, the property is perfect for families in need of extra space, whether for a teenager's retreat, guests or generating additional income. The home features a well-designed floor plan, including four generously sized, light-filled bedrooms, as well as a self-contained studio with its own private entry.

The main house features a spacious open-plan kitchen, dining and living area, creating a seamless flow for everyday living and entertaining. It includes a brand new combined laundry and bathroom, along with a beautifully renovated main bathroom boasting a double shower, double vanity and separate bath.

The self-contained studio has been fully renovated to offer modern comfort and style. It features a brand-new kitchen, bathroom, fresh flooring and built-in wardrobes, making it a perfect space for guests, extended family or rental income.

Enjoy the comfort of ducted air conditioning throughout and step out onto the newly built front deck for outdoor relaxation. The property also boasts a double garage with extra storage, perfect for a man cave or additional workspace.

The adaptable layout provides options to live in the entire home or separate it into two dwellings, making it an attractive investment with excellent rental income potential.

#### Main House

- 4 bedrooms (3 with built in robes)

- Newly renovated main bathroom (Double shower, double vanity, separate bath)
- Brand new laundry/bathroom
- Ducted air conditioning throughout

#### Self-Contained Studio

- Completely renovated throughout
- Private entry
- All new kitchen, bathroom, flooring and built in robes

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.

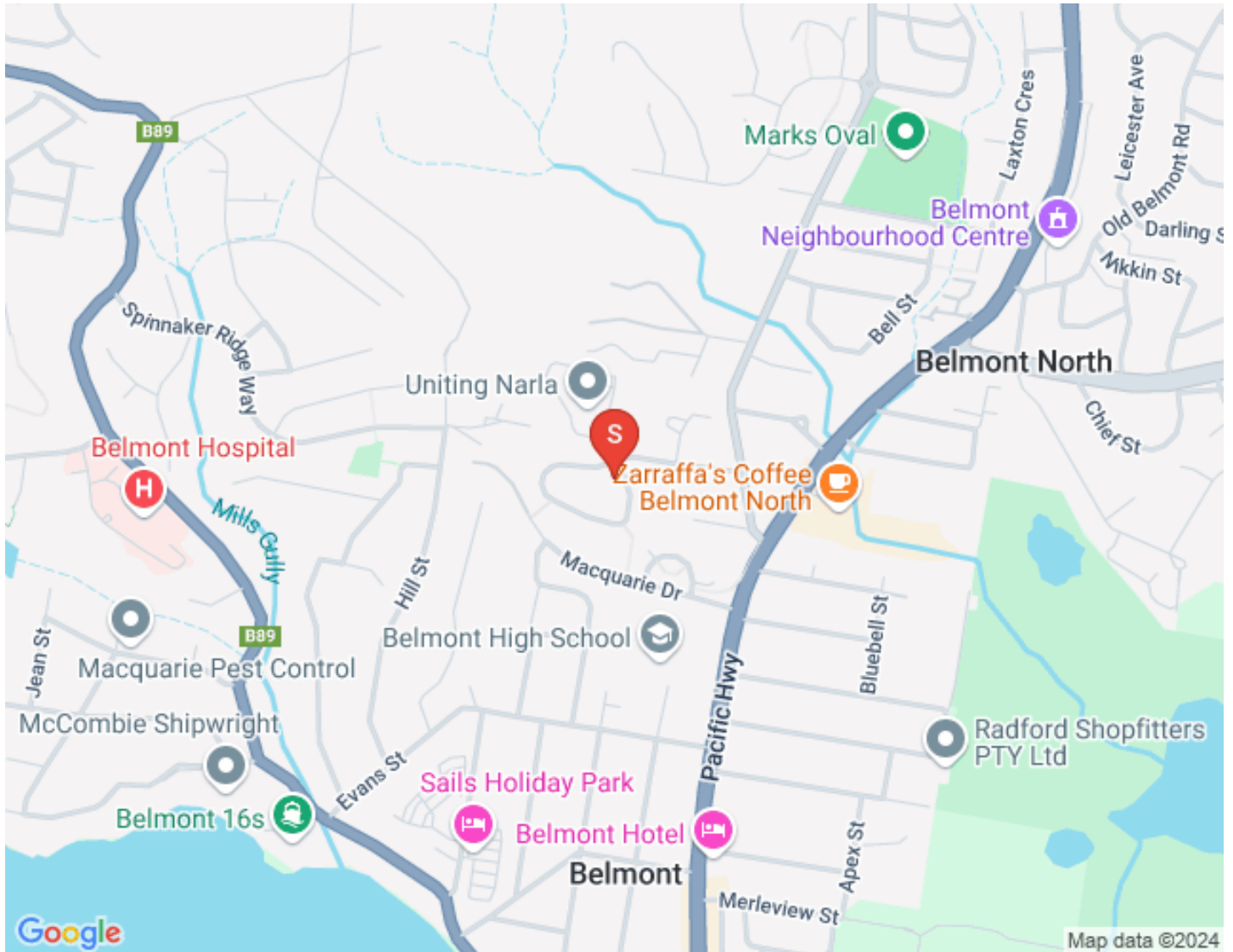
# Council Rates/Water Rates/Strata Fees

Council Rates - \$548.00 per quarter approx.

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

Strata Fees - N/A

## Location



## Around The Area

**Belmont North** is a suburb in the Hunter Region of New South Wales, Australia, located 18 kilometres from Newcastle's central business district on the eastern side of Lake Macquarie and is part of the City of Lake Macquarie.

**Where is?** – Around Belmont North

### Schools

Belmont North Public School - Nikkin Street, Belmont North

Jewells Public School - 20 Lepton Parade, Jewells

Belmont Christian College - 85 John Fisher Road, Belmont North

Belmont High School - 424 Pacific Highway, Belmont

### Cafes, Restaurants and Take Away

Salina Restaurant - 626 Pacific Highway, Belmont

Sesames On The Lake - 63 Maude Street, Belmont

Crusoe's On The Lake - Lake Macquarie Yacht Club Ada Street, Belmont

Star Anise - 54- 56 Brooks Parade, Belmont

### Shopping

Belmont Citi Centre - Edgar Street, Belmont

Woolworths - Cnr Macquarie & Singleton Street, Belmont

-

### Parks

Sid Toon Park - Brooks Parade, Belmont

Laughlin Park - Tudor Street, Belmont

Belmont Lions Park - Brooks Parade, Belmont

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

## Comparable Sales



### 28 KANANOOK CRESCENT, BELMONT NORTH, NSW 2280

4 Bed | 2 Bath | 2 Car  
Days on Market: 115

Land size: 645  
**sale - current**



### 2 NYANDA AVENUE, BELMONT NORTH, NSW 2280

5 Bed | 3 Bath | 1 Car  
\$1,020,000  
Sold on: 25/06/2024  
Days on Market: 72

Land size: 608  
**sale - sold**



### 44 LAXTON CRESCENT, BELMONT NORTH, NSW 2280

4 Bed | 1 Bath | 2 Car  
\$1,080,000  
Sold on: 27/06/2024  
Days on Market: 32

Land size: 740  
**sale - sold**



### 52 MIRAMBEENA STREET, BELMONT NORTH, NSW 2280

4 Bed | 2 Bath | 3 Car  
\$1,180,000  
Sold on: 09/05/2024  
Days on Market: 25

Land size: 512  
**sale - sold**



### 26 SPINNAKER RIDGE WAY, BELMONT, NSW 2280

5 Bed | 3 Bath | 2 Car  
\$1,047,500  
Sold on: 17/09/2024  
Days on Market: 30

Land size: 561  
**sale - sold**



## 32 SEAFARER CLOSE, BELMONT, NSW 2280

5 Bed | 2 Bath | 2 Car

\$1,110,000

Sold on: 26/07/2024

Days on Market: 135

Land size: 798

**sale - sold**

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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](#)

[Floorplan](#)

## 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.

## Agent Profiles



### Chris Rowbottom

Director | Licensed Real Estate Agent

[0414 477 848](tel:0414477848) Email: [chris@fnee.com.au](mailto:chris@fnee.com.au)

As the Licensee and Director Chris Rowbottom leads a dynamic property sales team. With his energetic personality and service commitment to the residents and investors of Lake Macquarie and beyond, Chris's extensive knowledge of the local property market is second to none.

With over 20 years of Real Estate experience, Chris has a well-earned reputation as a consummate professional. With his passion for real estate, Chris prides himself on his ability to provide professional expert advice and attention to all vendors and buyers.

### Contact Agent

After beginning his career in the service industry, Chris quickly realised his strength as a motivating leader and has utilized that skill as the driving force behind the continued success of our team and office.

Residing in the local Eastlakes area, Chris is the father to two teenage sons and has a strong family support system, this is something that he credits his personal and professional success to. Chris is also a supporter and advocate of mental health issues in teenagers and young adults and is committed to raising community awareness and support services in our area.

With continued industry training, Chris keeps himself updated on all areas of Real Estate and is always willing to share his knowledge to benefit home owners and buyers in Lake Macquarie.



## Emma Simpson

Class 1 Licensed Real Estate Agent

[0400 148 901](tel:0400148901) Email: [emma@fnee.com.au](mailto:emma@fnee.com.au)

Emma Simpson is a highly engaged and motivated real estate professional who prides herself on delivering high customer service to all of her clients. Passionate about property and people, Emma ensures all her clients achieve the best possible outcome in the sale of their property.

Emma knows that every client is different and is dedicated to helping both buyers and sellers achieve their property goals. With strong communication skills and an excellent listening ability, she is here to get the job done and is focused on getting homes sold, not just listed.

Professional, dedicated and dependable, Emma is renowned for making the sales process a stress-free experience for all her clients. She is also honest, dependable and always focused on keeping clients well informed and up-to-date throughout the sales process.

Blend this with the superior knowledge and marketing power of the First National brand and it makes a winning combination. She is proud to be part of such a premium brand that is known for its large network, quality label and excellent reputation.

If you're sick and tired of dealing with the "typical" real estate agent, Emma will ensure your next Real Estate endeavour is an exciting and profitable one!

[Contact Agent](#)