

## Table of Contents

- | [Property Details](#)
- | [Property Information & Outgoings](#)
- | [Floorplan](#)
- | [Photo Gallery](#)
- | [Property Location](#)
- | [Sale Contract](#)
- | [Amenities](#)
- | [Do you need to sell first?](#)
- | [Purchasing a property through Coastside First National](#)
- | [Conveyancers](#)
- | [Property Management Services & Rental Letter](#)
- | [Stamp Duty & NSW Government Incentives](#)
- | [Mortgage Calculator](#)
- | [Sales Agent Details](#)

## Property Details

**\$1,650,000**

### Now and Forever

Set on a 553m2 corner block in an ultra-convenient location in the heart of Shellharbour Village, this dual level family home with fully renovated interiors provides a turnkey ready solution with future potential for more.

From the moment you enter you will be amazed by the high ceilings with featuring cornices and freshly polished timber floorboards. As you further explore, you will be taken away by the multiple indoor and outdoor living spaces and brand-new kitchen with island bench and stainless appliances. All upper-level bedrooms are oversized and accompanied by built-in robes and new carpet.

Downstairs you will be captivated by the potential on offer. Currently configured as teenage or guest retreat with large bedroom and full size ensuite with additional living area and its own entry point, this could be transformed into an entire separate dwelling with the addition of a kitchenette.

Also featuring a single garage space and additional secure space for the boat or caravan, this is the perfect family retreat and opportunity to live the enviable coastal lifestyle.

Disclaimer: "The above information has been furnished to us by a third party. We have not verified whether or not the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate"

## Property Information & Outgoings

### KEY FEATURES

- Set on a 553m<sup>2</sup> corner block
- Ultra-convenient location in the heart of Shellharbour Village
- High ceilings with featuring cornices
- Freshly polished timber floorboards
- Two other large bedrooms with built-in robes
- Multiple indoor and outdoor living spaces
- Brand-new kitchen with island bench and stainless appliances
- Upper-level bedrooms are oversized and accompanied by built-in robes and new carpet
- Downstairs currently configured as teenage or guest retreat with large bedroom and full size ensuite with additional living area and its own entry point
- Garage space and additional secure space for the boat or caravan

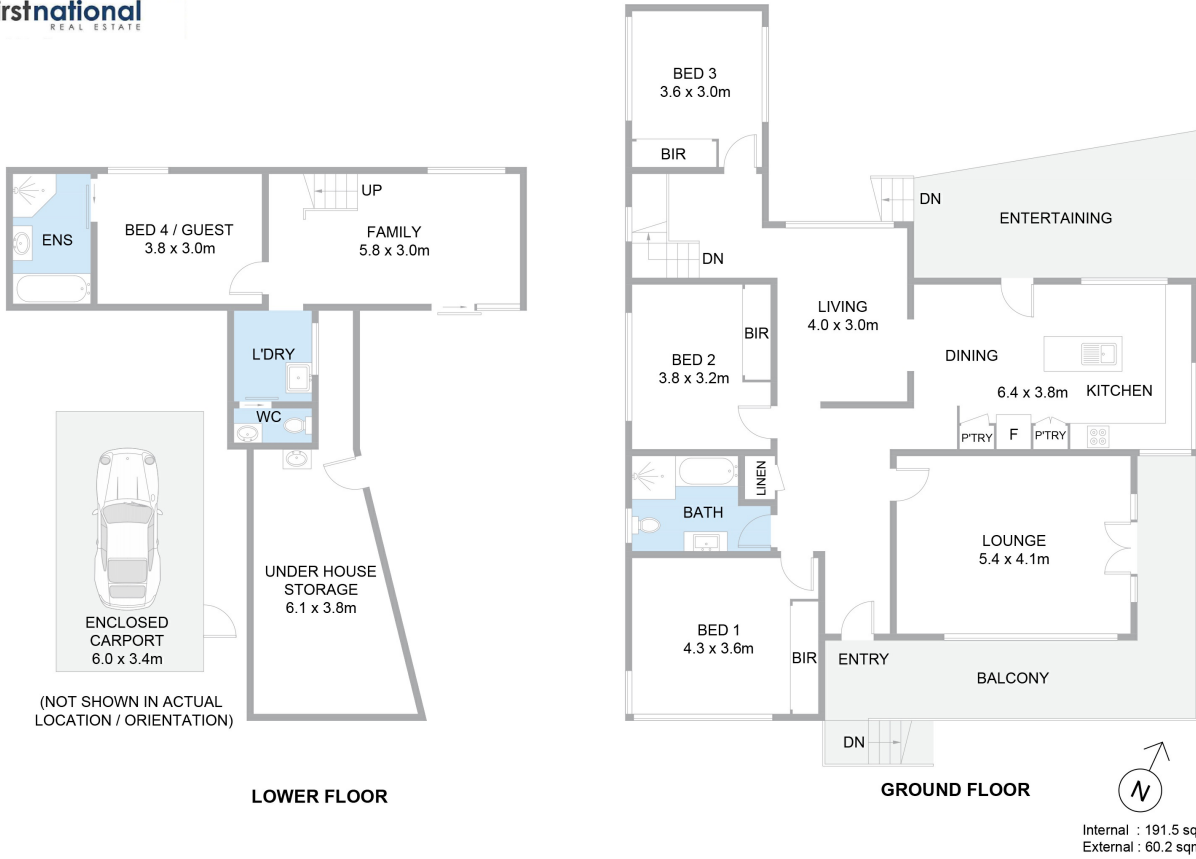
### Outgoings

- Council Rates: ~\$750 per quarter
- Water Rates: ~\$171 per quarter (plus usage)

### Incomings

Potential Rent: \$880 per week

# Floorplan



## 32 Towns Street, Shellharbour

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.

## Photo Gallery





firstnational  
REAL ESTATE  
Coastside Shellharbour



firstnational  
REAL ESTATE  
Coastside Shellharbour



firstnational  
REAL ESTATE  
Coastside Shellharbour



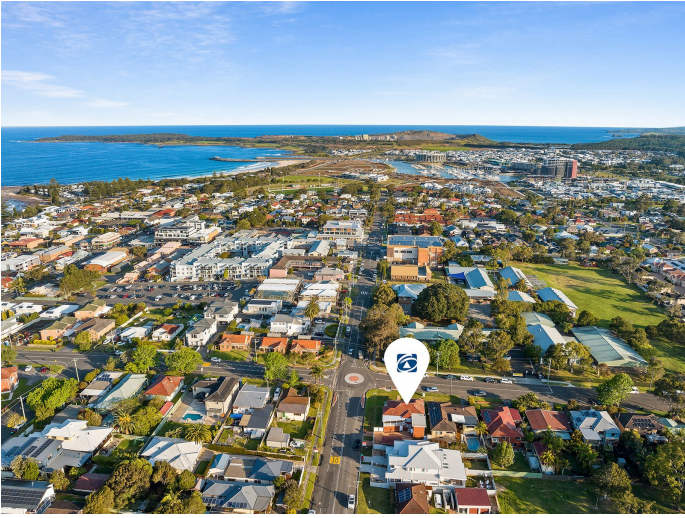
firstnational  
REAL ESTATE  
Coastside Shellharbour



firstnational  
REAL ESTATE  
Coastside Shellharbour



firstnational  
REAL ESTATE  
Coastside Shellharbour



## Property Location





## Sale Contract

[Click to Download](#)

## Amenities

### Local School Catchment

<https://my.education.nsw.gov.au/school-finder>

### Recycling & Waste Collection Services

<http://www.shellharbourwaste.com.au/>

<http://www.wollongongwaste.com.au/>

### Local Hospitals

<https://www.islhd.health.nsw.gov.au/hospitals/shellharbour-hospital>

<https://www.islhd.health.nsw.gov.au/hospitals/wollongong-hospital>

### Public Transport

[http://www.premierillawarra.com.au/pdf/timetables/31-33-43\\_Timetable.pdf](http://www.premierillawarra.com.au/pdf/timetables/31-33-43_Timetable.pdf)

<https://transportnsw.info/>

### Shopping Centre

<https://www.stockland.com.au/shopping-centres/centres/stockland-shellharbour>

<https://www.warillagrove.com.au/>

<http://warrawongplaza.com.au/>

<https://www.wollongongcentral.com.au/home>

## Do you need to sell first?

### Selling your home

Our focus is to achieve the best possible result for the sale of your property. We want you to feel confident in us as your agent and for you to be updated and informed of the marketing and selling of your home.

If you would like us to [appraise your home](#), please let us know. It would be our pleasure to represent you and work with you.

## Purchasing a property through Coastside First National

Different agencies have different policies for prospective sales, this can of course seem daunting and overwhelming for a prospective buyer. If you would like to purchase one of our [listed properties](#), we would love to assist you.

When you have decided to proceed with making an offer, we require the following information to ensure we can help you efficiently.

Your full legal name/names or business name

The amount you wish to pay for the property

Your legal representative, including phone number, email and postal address

Your finance provider or bank

Any special conditions

Once we have this information, we can contact the vendor and advise them of the pending offer.

### **Please remember**

To make an offer through [Coastside First National](#) it is advisable to have

A selected conveyancer/solicitor to represent your matter

Pre-approval for your finance

Your home sold or ready to hit the market. Do you need assistance with this? We would love to [appraise your home](#)

## Conveyancers

### Why do I need a conveyancer?

Conveyancers prepare, clarify and lodge legal documents – e.g. contract of sale, memorandum of transfer

Research the property and its certificate of title – check for easements, type of title and any other information that needs addressing

Put the deposit money in a trust account

Calculate the adjustment of rates and taxes

Settle the property – act on your behalf, advise you when the property is settled, contact your bank or financial institution on when final payments are being made

### Some local conveyancers that we recommend

Amanda Smith - Active Property Conveyancing - [\(02\) 4225 0144](tel:0242250144) - [amanda@activeconveyancing.com.au](mailto:amanda@activeconveyancing.com.au)

Peter Franke - Heard McEwan - [02 4254 5267](tel:0242545267) - [pfranke@heardmcewan.com.au](mailto:pfranke@heardmcewan.com.au)

# Property Management Services & Rental Letter

## Property Management Services

First National Real Estate Coastside Shellharbour provides our customers with a great team who share a common vision, to provide our customers with the best possible service and to treat each and every property as if it were our own.

With over 80 years of combined experience in all facets of Real Estate, along with the latest technology and highest standard of processes, the team at First National Coastside Shellharbour is perfectly positioned to help you achieve the maximum outcome for your property.

Would you like us to assist you with Property Management Services? Click here to request an appraisal - [Property Management services?](#)

[Click here to download our Property Management Services proposal](#)

[Click here to download a Rental Appraisal Letter for this property](#)

## Stamp Duty & NSW Government Incentives

### Stamp Duty Calculator

Stamp duty is a tax levied by all Australian territories and states on property purchases.

<http://stampduty.calculatorsaustralia.com.au/>

### Government Rebates (NSW)

There are a number of incentives available for property purchase within NSW.

<https://www.revenue.nsw.gov.au/grants-schemes>

# Mortgage Calculator

## Home Loan Calculator

Using First National Real Estate's online home loan calculator or mortgage calculator is the most convenient way to help you assess your mortgage payment options.

<https://www.firstnational.com.au/calculators>



## Sales Agent Details

Welcome to the marketing Campaign for 32 Towns Street, Shellharbour.

I am the selling agent and if you have any queries please do not hesitate to contact me

**Matt Hutchinson**

**M : 0423 507 488 E : [matt@coastsidefn.com.au](mailto:matt@coastsidefn.com.au)**

