

## Table of Contents

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

## Property Details

### Contact Agent

#### Ground Floor – Boutique Complex

Set on the ground floor of a boutique complex, this immaculately maintained two-bedroom unit is the perfect destination for a first home buyer, downsizer or keen holidayer.

Featuring dual entrances, no steps and open plan living with private courtyard space, live the low maintenance lifestyle all year round and take advantage of the cruisy Shellharbour Village lifestyle.

- Massive, open plan living and dining space
- Huge, refreshed kitchen with ample cupboard space and modern appliances
- Two well sized bedrooms, both with built-in robes
- Full master bathroom with bath and shower
- Separate laundry room, with storage opportunities
- Private undercover courtyard space, perfect for entertaining
- Secure basement parking with additional space for storage

## Property Information & Outgoings

### KEY FEATURES

Massive, open plan living and dining space  
Private undercover courtyard space, perfect for entertaining  
Secure basement parking with additional space for storage

### Incomings

Potential Rent Income - \$550 per week

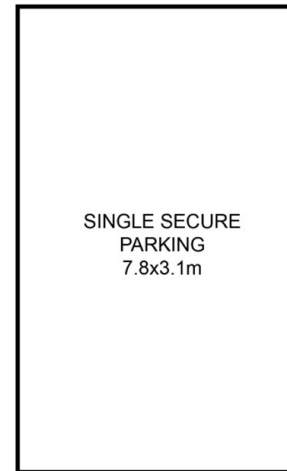
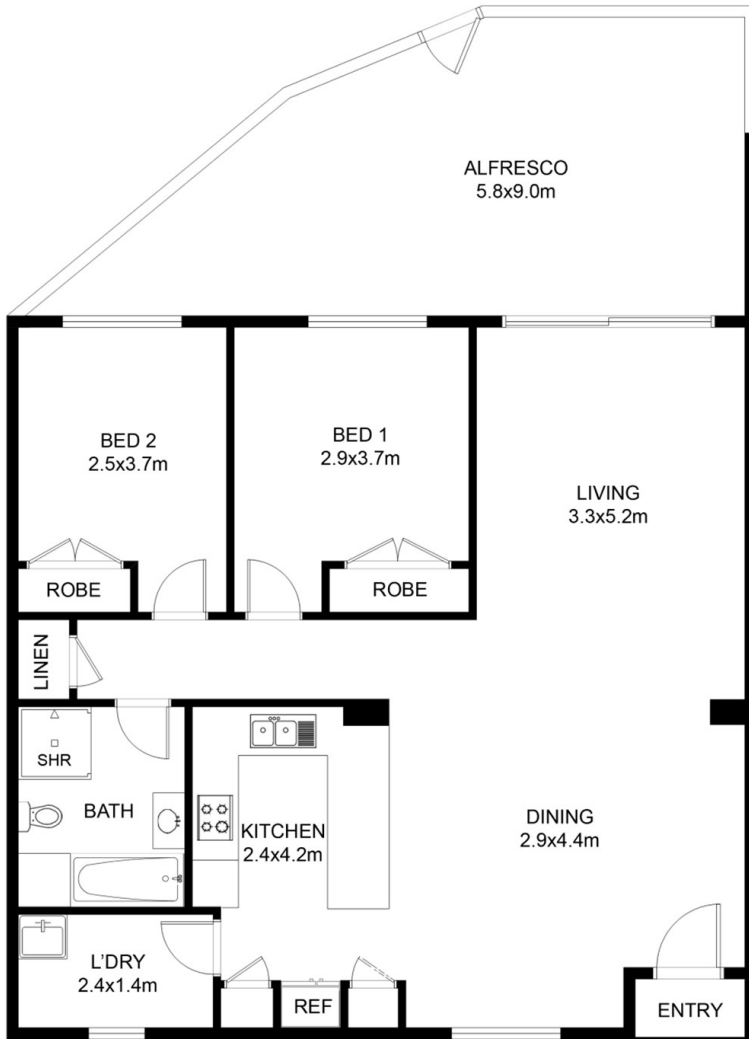
### Outgoings

Council Rates - ~\$410 per quarter

Strata Rates - ~\$1076 per quarter

Sydney Water - ~\$180 per quarter

# Floorplan



(NOT IN ACTUAL LOCATION)

## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

## 2/28 Addison Street, Shellharbour



## Photo Gallery



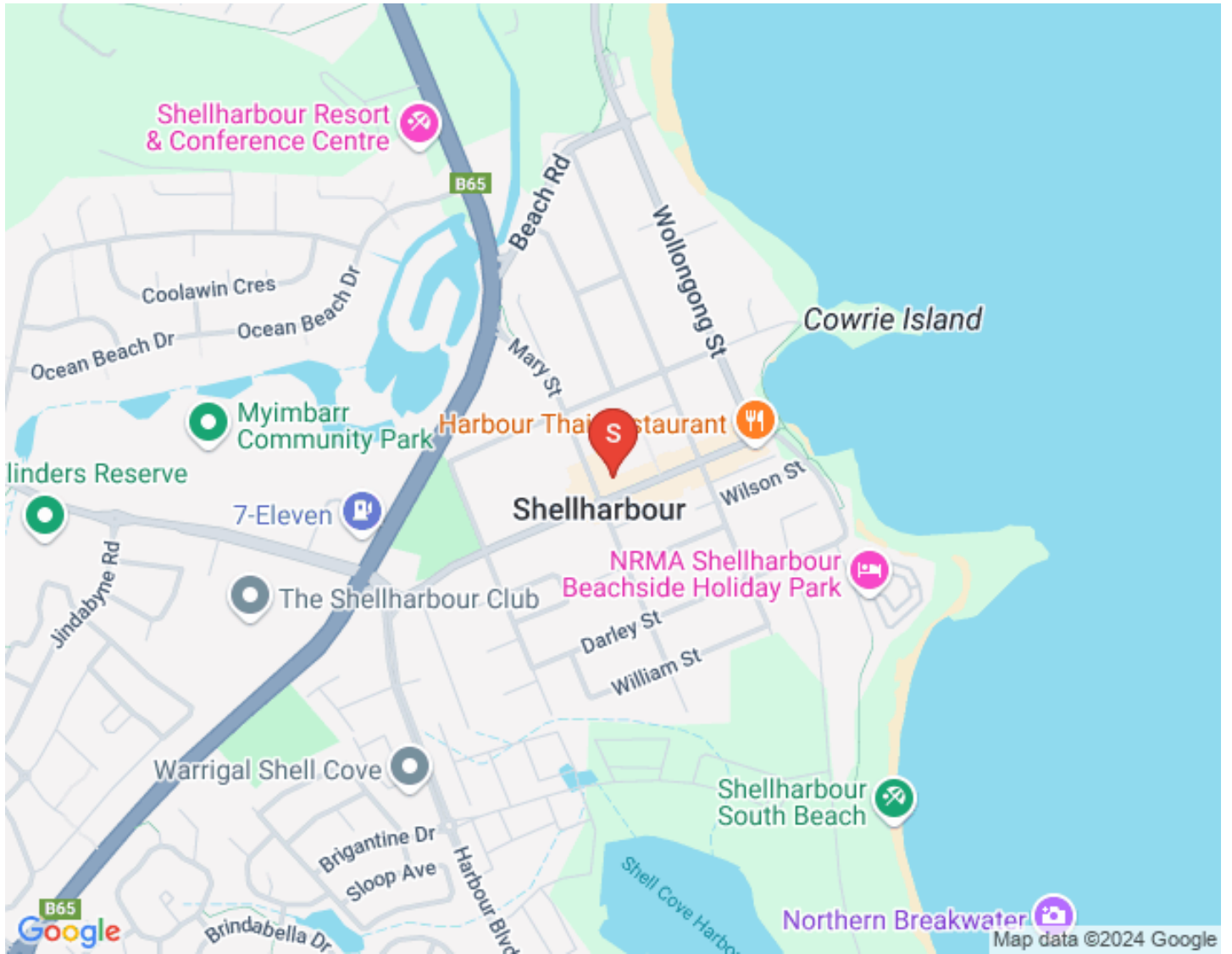








## Property Location



## Sale Contract

[Click to Download](#)

## Pest & Building inspection

### Pest & building inspections

Building and pest inspections can help safeguard property buyers against investing in fault-ridden properties, as the reports reveal any hidden problems a property may have.

### Local businesses we recommend

Complete Building Inspections - <https://completeinspections.com.au/>

Safehouse Property Consultants - <https://safehouseconsultants.net/>

Billy Lanes Pest Control - <https://billylanespestcontrol.com.au/>

## 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)

Sward Law <http://www.swardlaw.com.au/>

## Property Management services

### 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 60 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](#)?



## 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 2/28 Addison 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)**

