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Welcome

Thank you for your interest in 45 Valaud Crescent, Highfields.

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



45 Valaud Crescent, Highfields

A Diamond in the Rough

Price Guide

\$890,000 -

\$950,000



Secure Parking

Balcony

Outdoor Entertaining

Workshop

Situated in the highly desirable Highfields area, this original 2 bedroom home presents an exceptional opportunity to create your dream property. With loads of untapped potential, it's ideal for first-time buyers, savvy renovators or investors looking for a home that can grow with them.

Set on an impressive 809m² block, this home offers the option to add a third bedroom and provides ample space for future development. Whether you're looking to build a granny flat (STCA), extend the existing house or simply enhance the home's original charm, the possibilities are endless.

The property is conveniently located just 1.8km from Kotara High School, 2km from Westfield Kotara and 3km from Charlestown Square, making everyday living a breeze. Enjoy the best of both worlds with Glenrock Lagoon only 4.7km away and Merewether Beach a short 5km drive. Plus, you're just 9km from the vibrant Newcastle CBD.

With so much potential, this is a rare find in an unbeatable location. Don't miss out on your chance to secure this property and unlock all it has to offer.

- minutes to Fernleigh Track

- 1.8km to Kotara High School
- 2km to Westfield Kotara
- 3km to Charlestown Square
- 4.7km to Glenrock Lagoon
- 9km to Newcastle
- 5km to Merewether Beach

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.

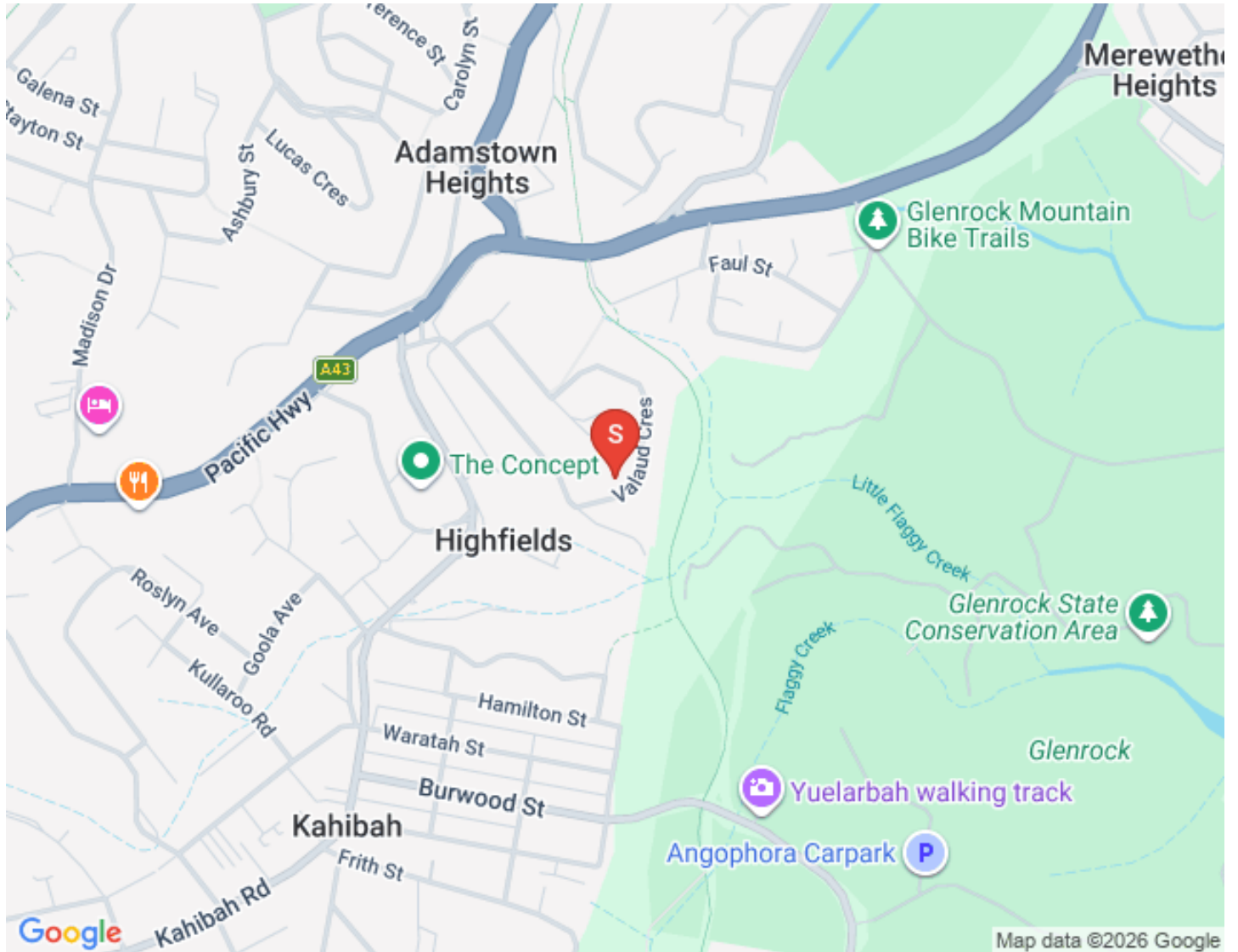
Council Rates/Water Rates/Strata Fees

Council Rates - \$626.00 per quarter approx.

Water Rates - \$819.00 per annum approx. plus usage

Strata Fees - N/A

Location





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

Around The Area

Highfields is a residential [suburb](#) of [Lake Macquarie](#), [New South Wales](#), [Australia](#), located 8 kilometres west-southwest of Newcastle's [central business district](#) near the [Charlestown](#) town centre.

Where is? - Around Highfields

Schools

Belair Public School - 34 Carolyn St, Adamstown Heights NSW 2289

Charlestown Primary School -15 Frederick Street, Charlestown

Charlestown South Primary School - 18 Gari Street, Charlestown

Charlestown East Primary School - 90 James Street, Charlestown

Whitebridge High School - Lonus Avenue, Whitebridge

Cafes, Restaurants and Take Away

New Shanghai Chinese Restaurant - Charlestown Square

The Mattara Hotel - 333 Charlestown Road, Charlestown

Mama-P Wholefoods - 2/142 Pacific Highway, Charlestown

Shopping

Charlestown Square (Aldi, Coles, Woolworths) - 30 Pearson Street, Charlestown

Hilltop Plaza - 324 Charlestown Road, Charlestown

Parks

Charlestown Dog Exercise Area- 113/115 Dudley Road, Charlestown

Glenrock State Conservation Area

Banksia Close Reserve – 3 Banksia Close, Adamstown Heights

Attunga Park Public Playground - 17 Fredrick Street, Charlestown

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

Comparable Sales



4 KAHIBAH ROAD, HIGHFIELDS, NSW 2289

2 Bed | 1 Bath | 2 Car

sale - sold

\$880,000

Sold on: 02/08/2024

Days on Market: 8



11 BEATH CRESCENT, KAHIBAH, NSW 2290

2 Bed | 1 Bath | 1 Car

Land size: 610

\$905,000

sale - sold

Sold on: 25/06/2024

Days on Market: 29

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 Protrack 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](#)

[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

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

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](#)