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## Property Details

**\$899,000**

### Tranquil Surrounds

Located in an ultra-quiet street overlooking tranquil bushland vistas, this impressive three-bedroom home is perfectly designed to embrace open plan living with seamless indoor and outdoor flow.

Conveniently located close to parks and walkways, and with easy access to both Shellharbour City Centre and the picturesque Shellharbour coastline, this is the perfect low maintenance opportunity.

- Set on a corner block with loads of natural light
- Massive open plan kitchen, dining and living space, with seamless flow to the elevated wrap around front balcony and undercover rear alfresco area
- Modern kitchen featuring stone benchtops and 900mm freestanding oven
- Large master bedroom with full width built-in robe, ceiling fan, beautiful raked ceilings, and ensuite with double shower
- Two other oversized bedrooms, both with built-in robes and raked ceilings
- Feature master bathroom with standalone bath and floor to ceiling tiles
- Separate laundry space with additional toilet
- Wrap around grassed area amongst landscaped surrounds
- Automatic double garage with access to under house storage

## Property Information & Outgoings

### KEY FEATURES

Ultra-quiet locale with tranquil surrounds

Open Plan living

Convenient access to Shellharbour City Centre and the Shellharbour coastline

### Incomings

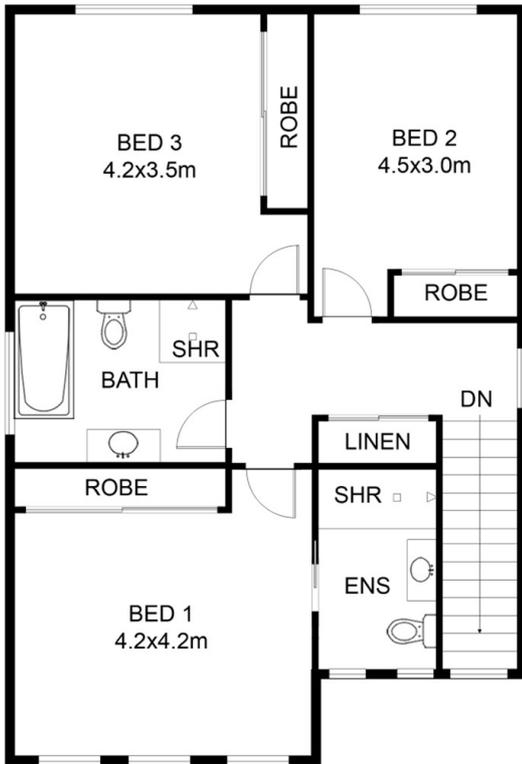
Potential Rent Income - \$720 per week

### Outgoings

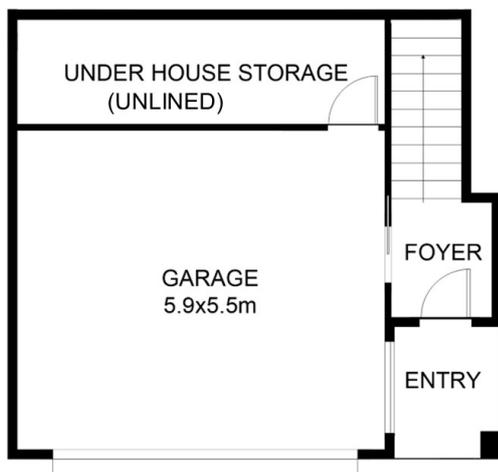
Council Rates - ~\$450 per quarter

Sydney Water - ~\$180 per quarter plus usage

# Floorplan



**UPPER LEVEL**



**LOWER LEVEL**



**MAIN LEVEL**

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.



## 15 Grainger Parkway, Flinders

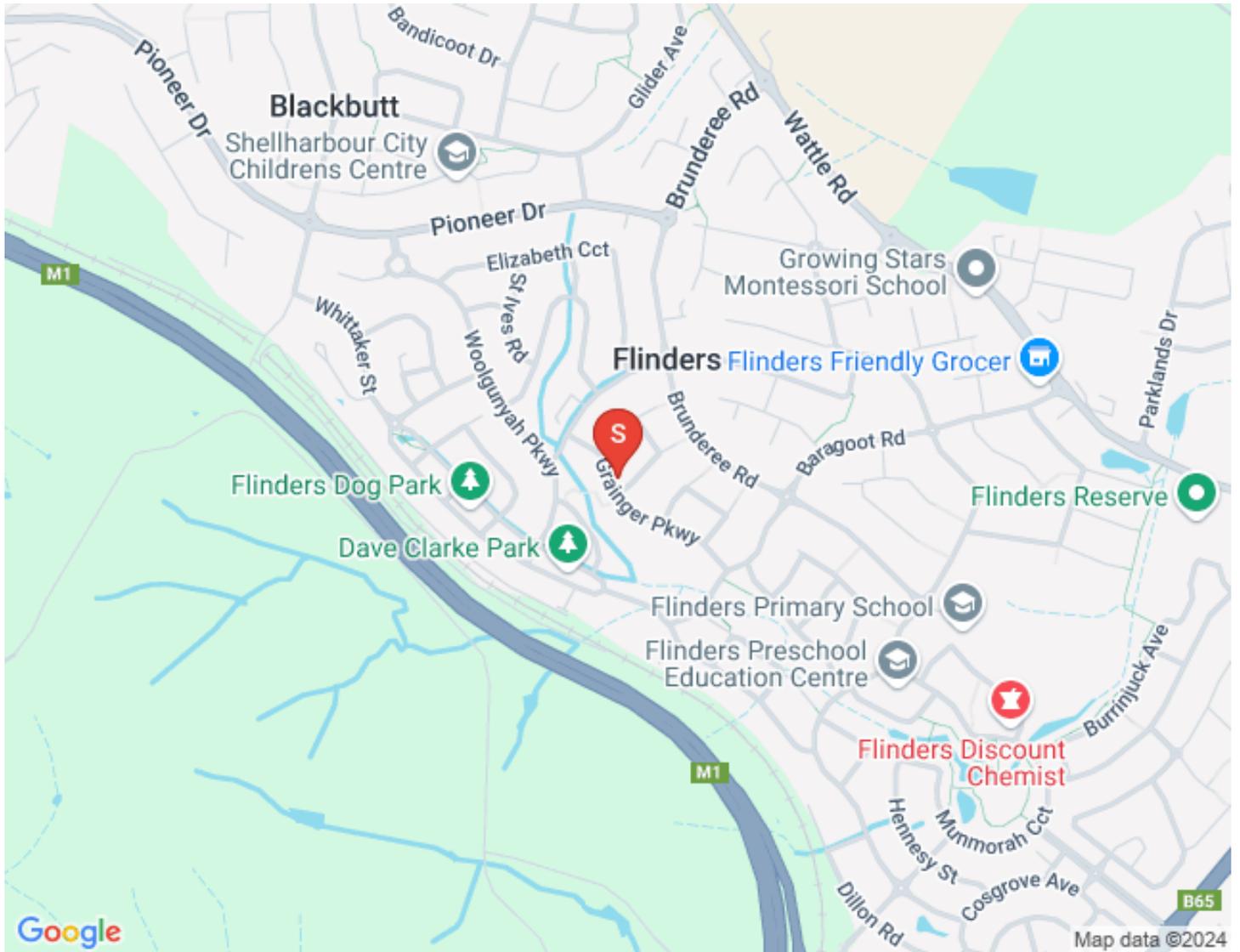
## Photo Gallery







## 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 15 Grainger Parkway, FLINDERS.

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)**

