

## 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](#)
- | [Stamp Duty & NSW Government Incentives](#)
- | [Mortgage Calculator](#)
- | [Sales Agent Details](#)

## Property Details

**\$909,000 - \$929,000**

### Location, Location, Location

Situated just a short stroll to both Warilla Beach and the Lake Illawarra foreshore, this charming single level three-bedroom home offers a comfortable and convenient beach side lifestyle in a highly popular location.

Upon entering the property, you will be captivated by the timber floors and natural light that fills the large front living room. As you further explore the home you will find a refreshed kitchen featuring gas cooking and adjoining meals space.

Moving out to the extension area, you will be amazed by the integrated home office area, renovated laundry and large family room that opens out onto the large timber deck area, perfect for entertaining guests or enjoying some downtime in the sun.

Property features:

- Three well sized bedrooms, two with built-in robes
- Functional bathroom space
- Reverse cycle air-conditioning
- Large, grassed space for the kids
- Separate single garage with additional undercover storage space
- Level block with minimal stairs
- Close to shops and transport

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

500m stroll to Warilla Beach  
Close to town centre  
Level block of land

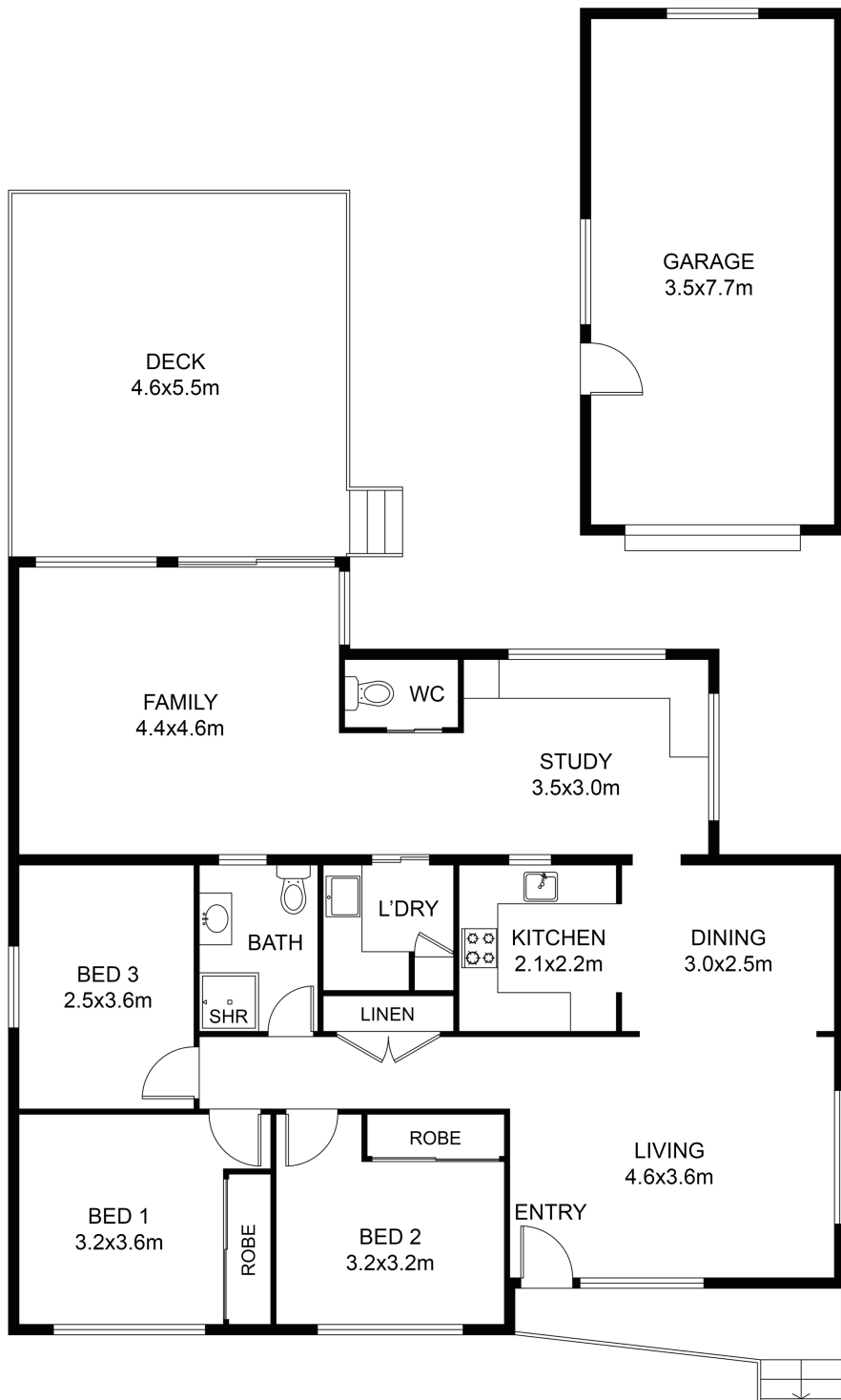
### Outgoings

Council Rates - ~\$550 per quarter  
Sydney Water - ~\$180 per quarter plus usage

### Incomings

Current Rent: \$650 per week (lease expires July 4th 2024)

# Floorplan



FLOOR PLAN

## 15 Woodford Avenue, Warilla

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.



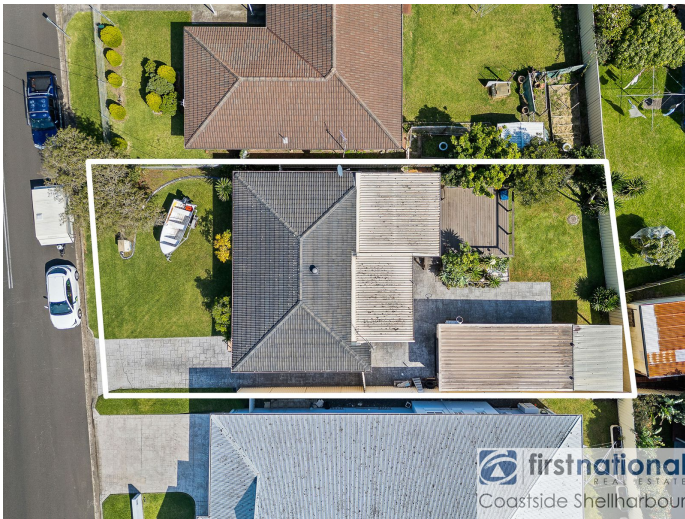
## Photo Gallery



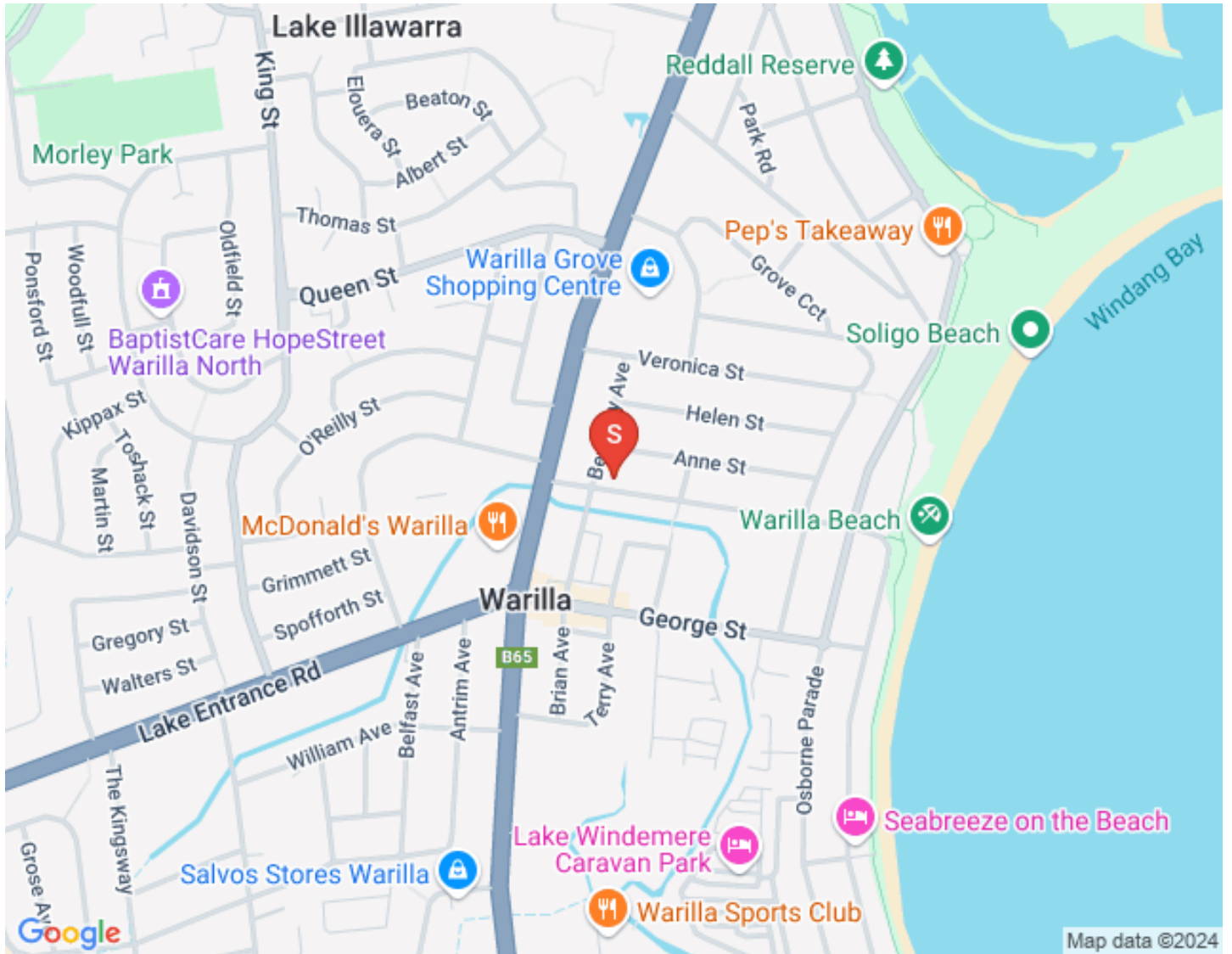








## Property Location



## 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)

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 Woodford Avenue, WARILLA.

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)**