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Property Details

Price Guide \$499,000

How's The Serenity

Bathed in natural light with serene vistas overlooking farmland to the escarpment, this second level two bedroom unit provides a fantastic entry level premises perfect for a first home buyer, astute investor or downsizer. Conveniently located close to local shops and transport and with easy access to Dapto CBD and the M1 Motorway, live the low maintenance lifestyle you have been dreaming of.

Expansive open-plan living and dining area that flows effortlessly onto a private balcony.

Versatile kitchen with abundant storage, offering both style and practicality.

Two generously-sized bedrooms, each filled with natural light for a bright, airy feel.

Combined bathroom/laundry with a bath and shower, optimizing space and convenience.

Handy location close to M1 Motorway and Dapto CBD

Great escarpment Vistas

2 Generous sized bedrooms with lots of natural light

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

Property Features:

- Expansive open-plan living and dining area that flows effortlessly onto a private balcony.
- Versatile kitchen with abundant storage, offering both style and practicality.
- Two generously-sized bedrooms, each filled with natural light for a bright, airy feel.
- Combined bathroom/laundry with a bath and shower, optimizing space and convenience.

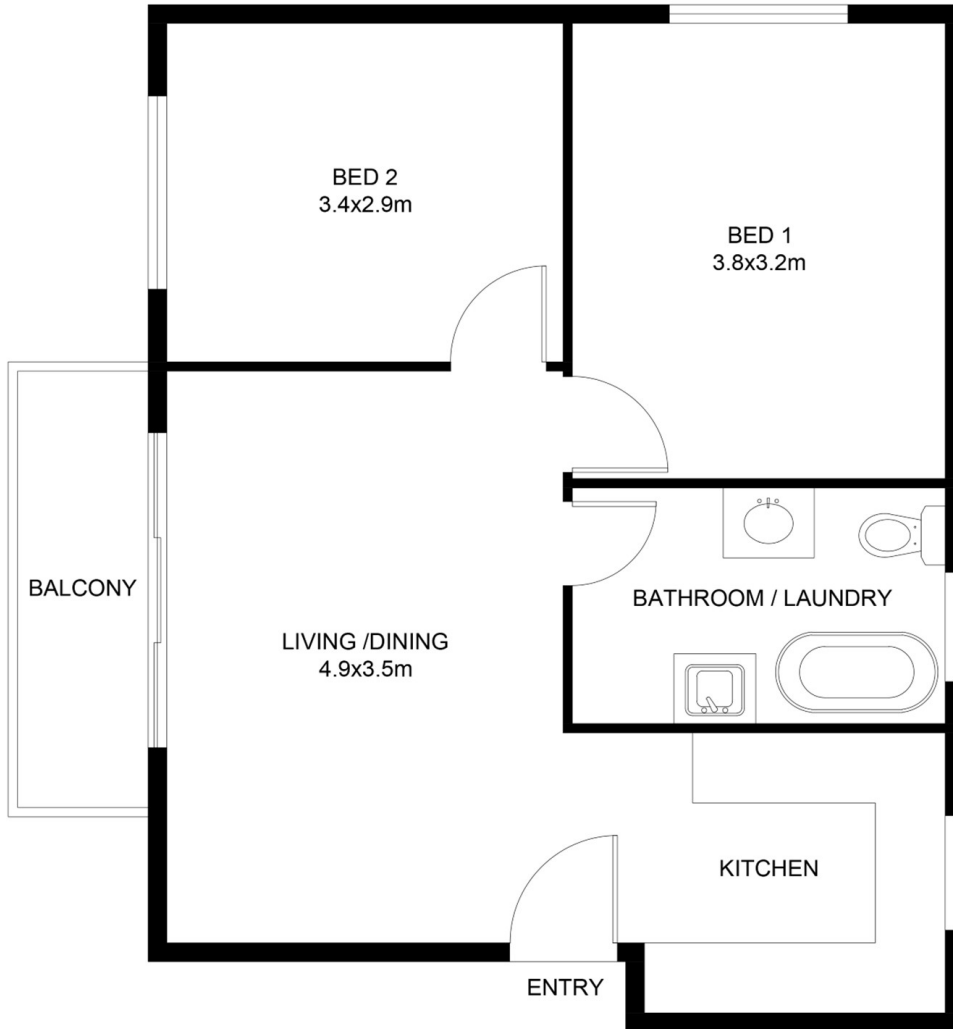
Outgoings

- Council Rates: \$355.17 per quarter
- Strata Rates: \$685 per quarter
- Water Rates: ~\$171 per quarter (plus usage)

Incomings

Potential Rent: \$400 per week (leased until April 2025)

Floorplan



FLOOR PLAN

Total Floor Area: 56m²

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.

6/23 Prince Edward Drive, Brownsville



Photo Gallery





Property Location



Sale Contract

[Click to Download](#)

Amenities

Local School Catchment

<https://schoolfinder.education.nsw.gov.au/>

Recycling & Waste Collection Services

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

Local Hospitals

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

Public Transport

http://www.premierillawarra.com.au/pdf/timetables/31-33-43_Timetable.pdf

<https://transportnsw.info/>

Shopping Centre

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

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

<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 solicitor or 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 locals that we recommend

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

Lauren Buhagiar - Active Property Conveyancing - [\(02\) 4225 0144](tel:0242250144) - lauren@activeconveyancing.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](#)

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 6/23 Prince Edward Drive, Brownsville.

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

