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Welcome

Thank you for your interest in 11 Sovereign Close, Floraville.

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



11 Sovereign Close, Floraville

Ideal Family Home

Price Guide

\$1,200,000 -

\$1,300,000



Air Conditioning

Ducted Cooling

Vacuum System

Rumpus Room

Ducted Heating

Remote Garage

Deck

Outdoor Entertaining

Shed

Workshop

Fully Fenced

1 Open Spaces

Built In Robes

Dishwasher

This beautiful and spacious 4 bedroom home is a perfect family retreat, nestled on a generous 719m2 block in a quiet cul-de-sac, offering comfort, convenience and an impressive layout. The master bedroom is a true sanctuary, featuring an ensuite and a walk-in robe that caters to all storage needs, while the other three bedrooms come with built-in robes, ensuring space and comfort for every family member.

Split across three well-planned levels, this home provides both formal and informal living and dining areas, giving you the flexibility to entertain or relax with ease. The formal spaces are ideal for hosting gatherings, while the informal zones offer a cosy retreat for everyday family time. The main bathroom, complete with a spacious corner bath, invites relaxation after a long day and a convenient powder room on the ground floor adds an extra touch of practicality.

With ducted air conditioning throughout, you will enjoy year round comfort no matter the season and the ducted vacuuming system makes maintaining this expansive home a breeze. A

double garage with internal access provides secure parking, with side access for a caravan or boat, making it a dream come true for adventurers and hobbyists alike.

Step outside to discover a covered entertaining deck, perfect for alfresco dining or relaxing in the fresh air and the low-maintenance gardens create a peaceful setting with minimal upkeep. There's even space for a swimming pool, adding the potential to further enhance this home's appeal.

- Main bedroom with walk in robe and ensuite
- Generous 719m² block
- Double garage with internal access and workshop
- Secure parking for a caravan or boat
- Ducted air conditioning and ducted vacuuming
- Approx. 5km to Redhead Beach
- 3 Phase Electricity
- 8 Solar Panels

COUNCIL RATES: \$562.00 PQ approx.

WATER RATES: \$828.00 PA approx. plus usage

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.

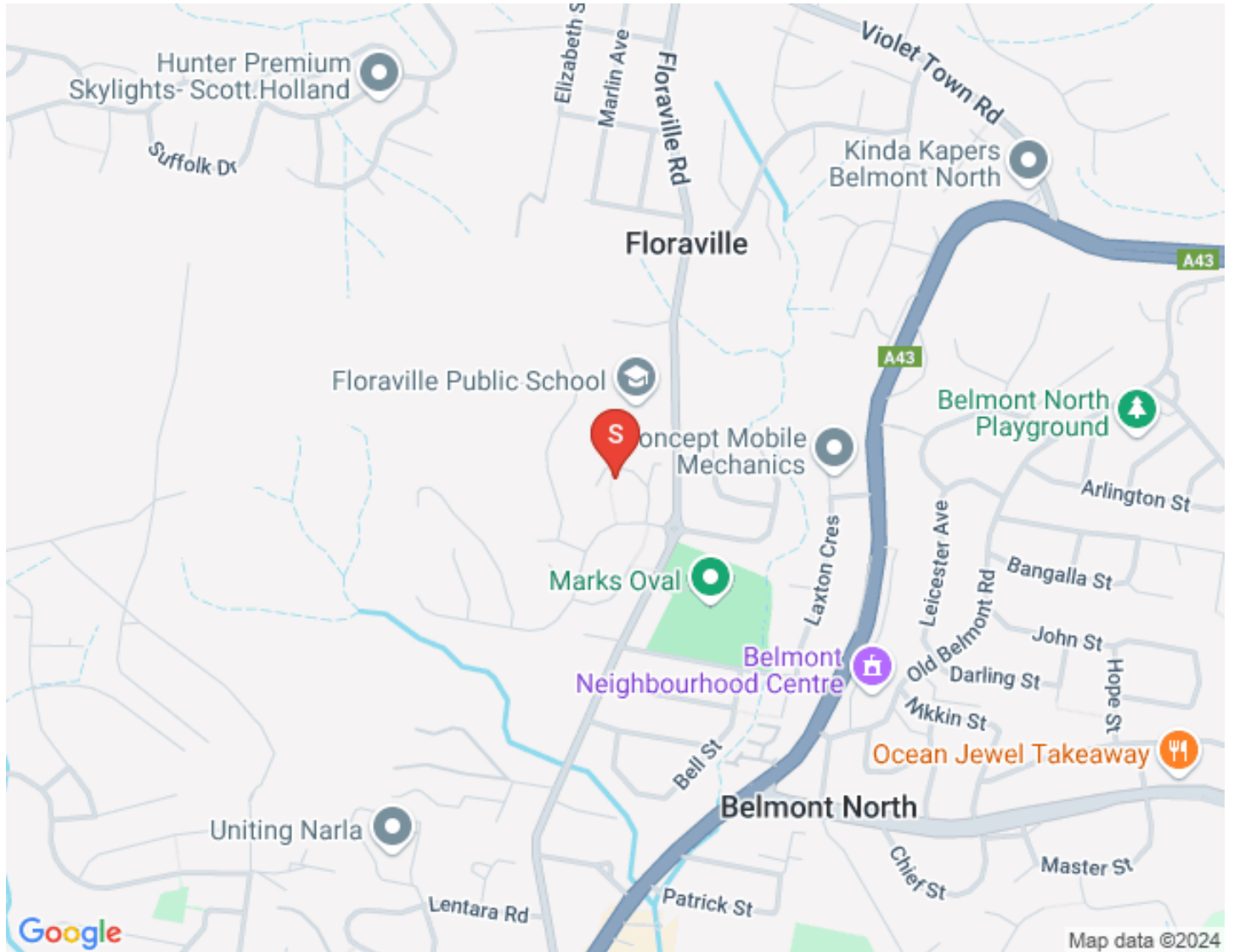
Council Rates/Water Rates/Strata Fees

Council Rates - \$562.00 per quarter approx.

Water Rates - \$828.00 per annum approx. plus usage

Strata Fees - N/A

Location



Around The Area

Floraville is a suburb of the City of Lake Macquarie in New South Wales, Australia 17 kilometres from Newcastle's central business district on the eastern side of Lake Macquarie and north of the town of Belmont.

Where is? - Around Floraville

Schools

Floraville Primary School -78 Floraville Road, Floraville
Valentine Primary School - Tallawalla Road, Valentine
Belmont High School - 424 Pacific Highway, Belmont
Belmont Christian School - John Fisher Road, Belmont North

Cafes, Restaurants and Take Away

Sesames On The Lake - 63 Maude Street, Belmont
Crusoe's On The Lake - Lake Macquarie Yacht Club Ada Street, Belmont
Star Anise - 54- 56 Brooks Parade, Belmont
Salina Restaurant - 626 Pacific Highway, Belmont

Shopping

Belmont Citi Centre - Edgar Street, Belmont
Jewellstown Plaza - Ntaba Road, Jewells

Parks

Picnic Area - Marks Oval Floraville Road, Floraville
Picnic Area - Regal Way, Valentine

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

Comparable Sales



42 PARK ROYAL DRIVE, FLORAVILLE, NSW 2280, FLORAVILLE

4 Bed | 2 Bath | 2 Car
Sold ons: 17/07/2024
Days on Market: 63

Land size: 702
sale - sold

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

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](#)