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# Welcome

**Thank you for your interest in 9A Kopa Street, Whitebridge.**

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



### 9A Kopa Street, Whitebridge

Craftsmanship, Character and North Coast Vibes in Whitebridge

#### Price Guide

4  2  2  **\$1,395,000**

Ducted Cooling

Rumpus Room

Ducted Heating

Remote Garage

Secure Parking

Deck

Courtyard

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

This is the home you have been waiting for, blending a combination of immaculate presentation, location and privacy.

This beautiful one owner family custom built home is a combination of style utilising its North /South orientation to the maximum.

Downstairs - the light streams in to the numerous living spaces and the kitchen area, while upstairs the north facing windows have distant vistas while privacy is assured due to the smart use of plants.

As you step inside, you will be immediately captivated by the spaciousness and elegance of this home.

The ground floor boasts not one but two distinct living/lounge areas, ensuring there is space for

every occasion.

Whether you're hosting a cosy movie night, a formal gathering or simply seeking a quiet spot to unwind, this home has much to offer.

With two dining areas providing versatility and convenience for entertaining guests or enjoying family meals, or if you wish to eat alfresco style that is also catered for with a wonderfully built deck and cabana leading from the dining room.

In addition, there is a galley style laundry with a separate toilet attached.

Upstairs boasts 4 large bedrooms all with built in robes, the main enjoys a large ensuite and walk in robe.

The main bathroom has a fantastic sized window allowing natural light to fill the space while its dimensions certainly speak luxury.

The opportunity exists to create the current super-sized upstairs living space into a fifth bedroom if required plus the remaining area would suit an office or another living space options galore.

Let's not forget the kitchen with a new double oven, large pantry, ample storage and bench space. It flows seamlessly into the family room enabling connectivity with other people while preparing meals.

Ducted air conditioning throughout the house along with optimum north facing windows and the added bonus of ocean breezes, all add to the liveability of this home.

The large double garage has an area within this space for your home maintenance work or a creativity work zone.

With a convenient 551m<sup>2</sup> of land, there's everything you have ever wanted from lavish gardens to a large covered cabana area, where it provides a sheltered space for gatherings all year round.

A major benefit to the property is the dual street access provided by the additional lane at the rear of the home which has a sealed road.

The double gates leading from the rear lane access creates a very desirable space for a parking area for your boat or caravan.

Add the large double garage from the front driveway, plus the additional car spaces provided in the driveway area, provides the hard to find multiple vehicle space on a level block that is in high demand.

This large custom built elegant home is one not to be missed and is indeed a rare gem.

Positioned in a super popular suburb, so convenient to Fernleigh Track, Whitebridge Shops and Schools, Sporting facilities plus Redhead and Dudley Beaches close by, while a short drive to Charlestown Square all add up to one thing 💎 convenient living.

Features:

- North coast vibe : relax and unwind in the beautifully landscaped yard
- Privacy assured on this level parcel of land
- Dual road access
- Option to convert to a five bedroom home easily
- Terracotta roof tiles
- Amazing brickwork
- Ducted air conditioning
- Ample storage
- 4 x bedrooms all with large robes and ducted air vents
- Galley style laundry
- New double oven in the expansive very well presented kitchen, which overlooks the family room and rear yard
- Landscaped yard
- Alfresco areas
- Large dining room
- One owner home
- Three living spaces
- Tennis and sporting fields across the road
- Numerous schools within walking distance
- Beautiful yard 💎 large enough to grow your own veggies while still maintaining lots of entertaining areas
- Double garage with auto door

This unique home stands out for its quality, size, location and versatility.

Don't miss your chance to secure a piece of Whitebridge charm.

Contact the Licensed Agent David Bone on 0410 709 611 for more information.

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 - \$579.00 per quarter approx.

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

Strata Fees - N/A

## Location



## Around The Area

Whitebridge is a suburb of Newcastle, New South Wales, Australia, 11 kilometres from Newcastle's Central Business District on the eastern side of Lake Macquarie. It is part of the City of Lake Macquarie local government area.

Where is? - Around Whitebridge

### **Schools**

Whitebridge High School - Lonus Avenue, Whitebridge

Whitebridge Pre-School & Kindergarten - 8 Tumpoa Street, Whitebridge

Charlestown East Public - Bula Street, Charlestown

St Joseph's Primary School - Camrose Street, Charlestown

-

### **Cafes, Restaurants and Take Away**

Central Leagues Club - 8 Bula Street, Charlestown

Morning Market Coffee - 2/142 Dudley Road, Whitebridge

Pegs - 157 Dudley Road, Whitebridge

Whitebridge Takeaway - 149 -155 Dudley Road, Whitebridge

The Whitecottage 163 - 163 Dudley Road, Whitebridge

### **Shopping**

Whitebridge Shops - Dudley Road, Whitebridge

Charlestown Square - Pearson Street, Charlestown

Lake Macquarie Fair - 46 Wilsons Road, Mt Hutton

### **Parks**

Glenrock State Conservation Area - Burwood Road, Kahibah

Lisle Carr Oval - 20 Recreation Avenue, Whitebridge

Raiwenna Park & Playground - Crn Lonus Avenue & Warren Road, Whitebridge

Charlestown Netball Courts - 38 Bula Street, Charlestown

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



## Comparable Properties



### 23 LONUS AVENUE, WHITEBRIDGE, NSW 2290

4 Bed | 2 Bath | 2 Car  
 \$1,600,000  
 Sold on: 06/02/2024  
 Days on Market: 22

Land size: 353.2



### 19 FREDERICK STREET, DUDLEY, NSW 2290

4 Bed | 2 Bath | 2 Car  
 \$1,475,000  
 Sold on: 08/12/2023  
 Days on Market: 62

Land size: 607



### 12 KALORA CRESCENT, CHARLESTOWN, NSW 2290

4 Bed | 3 Bath | 1 Car  
 \$1,480,000  
 Sold on: 07/11/2024  
 Days on Market: 21

Land size: 556



### 1 COOPER STREET, DUDLEY, NSW 2290

4 Bed | 2 Bath | 2 Car  
 Days on Market: 219

Land size: 801  
**sale - current**

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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](#)

[Floor Plan](#)

## 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.

## Agents Profile



David Bone

Licensed Real Estate Agent

[0410 709 611](tel:0410709611) Email: [david@fnee.com.au](mailto:david@fnee.com.au)

Meet David Bone, a seasoned real estate professional with a wealth of experience in the industry.

With an extensive background as a licensed builder and a proven track record of successfully selling numerous properties, David possesses a unique set of skills that sets him apart in the real estate market.

With a deep understanding of the construction process, David has an insider's perspective on the intricacies of property development. His expertise allows him to evaluate the quality and potential of a property with a discerning eye, enabling clients to make informed decisions when buying or selling their homes.

Throughout his career, David has demonstrated a remarkable commitment to excellence and client satisfaction. His dedication to delivering exceptional results is evident in his portfolio of successful sales and the long-lasting relationships he has built with their clients.

### Contact Agent

What truly sets David apart is his ability to offer a comprehensive approach to real estate transactions.

Drawing on his experience as a builder, they provide valuable insights into renovation possibilities, potential upgrades, and property value enhancement. This holistic approach ensures that clients can maximize the value of their investment and make informed decisions that align with their goals.

With David Bone as your real estate agent, you can expect unparalleled professionalism, integrity, and personalized service. He takes the time to understand each client's unique needs and aspirations, guiding them through the entire buying or selling process with expertise and care.

Whether you're a first-time homebuyer looking for the perfect place to call home, or an investor seeking opportunities in the market. Experience in all aspects of rural land and englobo land sales, set him apart.

David is equipped with the knowledge and skills to help you achieve your real estate goals.



His commitment to staying up-to-date with the latest industry trends and market insights ensures that you receive the most accurate and relevant information to make sound decisions.

When you choose David as your trusted real estate partner, you gain access to a wealth of experience, a keen eye for detail, and a genuine passion for helping clients achieve success in their real estate endeavours.

Experience Includes;

- \* Over '55 Construction and Sales
- \* Vacant Land Acquisition
- \* Civil Works
- \* Road and Subdivision Experience
- \* Relocatable Home Sales
- \* Rural Acreage - Grazing and Sales Expertise

Contact David today to begin your journey towards finding your dream property or selling your home at the best possible terms.