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## Welcome

**Thank you for your interest in 29 Barr Promenade, Thornton.**

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



### 29 Barr Promenade, Thornton

Modern Family Solar Passive Designed Home

4  3  2 

Contact  
Agent

1 Ensuite

Air Conditioning

Split System Air Conditioni  
ng

Remote Garage

Secure Parking

Broadband Internet

Built In Robes

Dishwasher

This truly is a great family home, in a desirable location.

Sensibly designed to capture the northern sun in all living rooms and dining areas.

Perfectly blending stylish brickwork with colour co-ordinated metal roof and guttering.

Landscaped front yard creates a relaxed ambience while entering the portico styled entry.

Under 7 years of age, so with warranty benefits may apply until November 2024.

The wrap around yard enables air flow to consistently seek out the several areas which are suitable for alfresco areas.

Key Features:

The single level home enables a superb floor plan leading from the entry, past the large Main Bedroom with a well-equipped ensuite.

Into the first of two living spaces, to create that extra area needed for a growing family.

Seamlessly flowing to the superb galley style kitchen with stainless appliances being dishwasher, oven, rangehood and electric cooktop.

The kitchen overlooks the living area and out into the large side yard.

The tiled floor flows into the second living space and dining area. This space is awash with sunlight and creates a fantastic area for the whole family to meet and eat.

A separate study nook leads into the galley styled laundry, which has direct access to the clothes area and side yard.

The other end of the kitchen enables access to the remaining three bedrooms which also has the very well-equipped main bathroom as part of the separate living quarters.

This creates two bedroom zones for the growing family.

Double Garage: Convenient parking storage space for your vehicles and belongings.

Prime Location: Nestled in a family friendly neighbourhood with fantastic schools, parks, major shopping and Maitland Hospital all within a comfortable 5 minute drive.

Modern Elegance: Impeccably designed floor plan with attention to solar passive principles.

Features:

- Lovely street presence
- Wrap around yard, with beautiful vistas over farmland opposite from the front yard
- Split system air conditioning in the lounge room
- Instantaneous hot water service
- Multiple living spaces
- Solar passive principles
- Under seven years of age
- As new condition, very well maintained
- 2,000 litre water tank

Contact David Bone at 0410 709 611 to explore the benefits of 29 Barr Promenade, Thornton.

A residence where the lines between solar design, convenience and indoor and outdoor living blur into a tapestry of luxury and style.

Act swiftly  this convenient home will not stay on the market for long.

Council Rates - \$641.00 PQ approx.

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 - \$641.00 per quarter approx.

Water Rates - TBA \$.00 per annum approx. plus usage

Strata Fees - N/A.

## Location



## Around The Area

Thornton is a suburb in the City of Maitland, New South Wales, Australia. It is bisected by the New England Highway.

Post code 2322, including Thornton, Beresfield, Tarro and Hexham, had a population of 14,654 in 2001. In the year 2021, 20 years later this population has increased to 24,373.

Where is? About Thornton

### **Schools**

Thornton Public School – 28 Government Rd, Thornton  
Hunter Valley Grammar School - 42 Norfolk St, Ashtonfield  
Francis Greenway High School - 10 Lawson Ave, Woodberry  
Maitland High School - 32 High St, East Maitland  
Maitland Grossmann High School - 55 Cumberland St, East Maitland

### **Cafes & Restaurants**

Cafe @ Mortels - 1 Weakleys Dr, Thornton  
Abacus Café & Conference Centre - 3 Woodford Pl, Thornton  
Harrys Schnitzel Joint Thornton - Shop 7a/2 New England Hwy, Thornton  
The Kitchen at Waterford - 2 Settlers Blvd, Chisholm  
Heritage Gardens Café - 9 Four Mile Creek Rd, Ashtonfield

### **Shopping**

Thornton Shopping Centre – Crn Taylor Ave & Thomas Coke Dr, Thornton  
Stockland Green Hills – Molly Morgan Dr, East Maitland

### **Parks**

Thornton Oval – 34 Government Rd, Thornton  
Featherwood Reserve – 7 Featherwood Pl, Thornton

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

## Comparable Properties



### 87 BARR PROMENADE, THORNTON, NSW 2322

4 Bed | 2 Bath | 2 Car

Land size: 540

\$849,000

Sold ons: 16/12/2023

Days on Market: 51

CLARKE+CO



### 19 LAWRENSON PARADE, THORNTON, NSW 2322

4 Bed | 3 Bath | 2 Car

Land size: 512

\$869,000

Sold ons: 19/03/2024

Days on Market: 36

CLARKE+CO



### 18 DARLASTON AVENUE, THORNTON, NSW 2322

4 Bed | 2 Bath | 2 Car

Land size: 510

\$895,000

Sold ons: 17/04/2024

Days on Market: 72

CLARKE+CO



## 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.