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Welcome

Thank you for your interest in 14A Pelican Street, Swansea.

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



14A Pelican Street, Swansea

Coastal Designed Home with Pool

GUIDE

4  2  2  **\$1,450,000**

Air Conditioning

Split System Air Conditioni
ng

Study

In Ground Pool

Remote Garage

Secure Parking

Floor boards

Courtyard

Fully Fenced

Broadband Internet

Built In Robes

Dishwasher

A perfect blend of a sharp design, quality build and practical floorplan, combined with a relaxed seaside resort style pool and an alfresco area, its sure to impress the most fastidious homeowner.

This 4 x bedroom, 2 x bathroom home is a genuine standout and would suit the most fastidious of owners.

Thoughtful positioning of louvre windows help to create cross flow ventilation on both levels, so beneficial to pick up the ocean breeze.

Hardwood polished floors on both levels create a feeling of warmth, quality and luxury.

Placed in a superb central position with a short level walk to the Lake, Channel, shops and playing fields, this home one to admire and not to miss.

Security plus with your own private driveway incorporating a stunning driveway gate for your

peace of mind.

Having a two street frontage, it enables plenty of off street parking where you have several choices on where you park your car, caravan and or boat, it is so practical for its prized location.

A desired location, where you can enjoy a short 5 minute bike ride to Blacksmiths Beach, a two minute drive to the boat ramp to launch your water craft, or a stroll to the channel for an afternoon fish, a five minute drive to Caves Beach, really the choices are endless.

A genuine 10 minute level walk along the boulevard to the shops and cafes, or simply a stroll along the water's edge.

There is space to park several cars in the driveway area, or even your jet ski if desired.

Internally the quality is evident in each room, beautiful rich colours evoke a sense of joy.

Walking into the home, you immediately feel a sense of welcoming, with the sun streaming through the north facing windows and rich evocative timber floors greeting you.

Once in the lounge room you are immediately feeling a sense of tranquillity, with a lovely view over the private in ground pool through the double doors.

The double doors open onto the large deck which runs along the pool, this deck continues along the side of the home and wraps around the rear of the yard which opens up into a massive covered entertainment area, suitable for alfresco dining, or with private areas abound where you can enjoy a glass of wine and a book.

As an alternative, a family could use this massive space to enjoy as a major meeting place to discuss the moments of the day while enjoying each other's company.

Play, dine and swim, what a fantastic way to unwind after a big day, it really is an outdoor oasis.

An undercover car space accessed from the rear lane is also provided for the car enthusiast in the family or your family's boating /fishing fanatic.

A 6 kW solar panel system is installed on the colour bond roof, keeping your energy costs in check.

Internally, the chef style kitchen is both practical and functional, there is a family room leading directly from the kitchen, enabling casual meals to be enjoyed in that space.

The large laundry has a lovely on spec barn door, it also benefits from a separate downstairs toilet.

There are two split system air conditioners downstairs.

Moving seamlessly though the ground floor of the home, you arrive at the second living space. This area links the home to the alfresco area internally.

The same species of timber is used to integrate the stairs between both levels of the home, this is an exquisite feature of the home.

Upstairs you have four separate zones for the ducted air conditioner to utilise.

Each bedroom has ceiling fans, louvre windows and three bedrooms have built in robes.

The main bedroom has lots of space with north facing windows which capture the winter sun.

The ensuite is a super practical design and has been upgraded with a timber faced vanity, shower recess and toilet.

The main bathroom his large and enjoys all the features you would expect in a home of this quality, shower recess, bath, big vanity.

There is a separate toilet upstairs also.

Downlights adorn the home and help create a lovely ambience of an evening.

Features:

- Two street access providing ample secure off street parking
- Secure gates across both private driveways
- 4 x Bedrooms with ceiling fans
- 2 x bathrooms, plus a third toilet downstairs
- Ducted air conditioning upstairs in four zones
- 2x split system air conditioners downstairs
- Superb in ground pool with deck
- Magnificent Alfresco area
- 3 x living spaces
- Separate Dining room
- Walk to lake or the shopping complex, fish, swim or stroll around this desirable area, it's up to you

Set on a 419m/2 block, this home offers the perfect balance of coastal charm and modern living. Whether you're a growing family or looking to downsize without compromise.

14A Pelican Street, Swansea is a must see. Inspection is by private inspection only.

Don't miss the opportunity to secure your dream home in one of Swansea's most sought after streets.

Contact me today to arrange a private inspection and experience all this exceptional home has to offer.

Council Rates: \$539.00 PQ approx.

Water Rates: \$828.00 PA approx. + usage

Strata Fees: N/A

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.

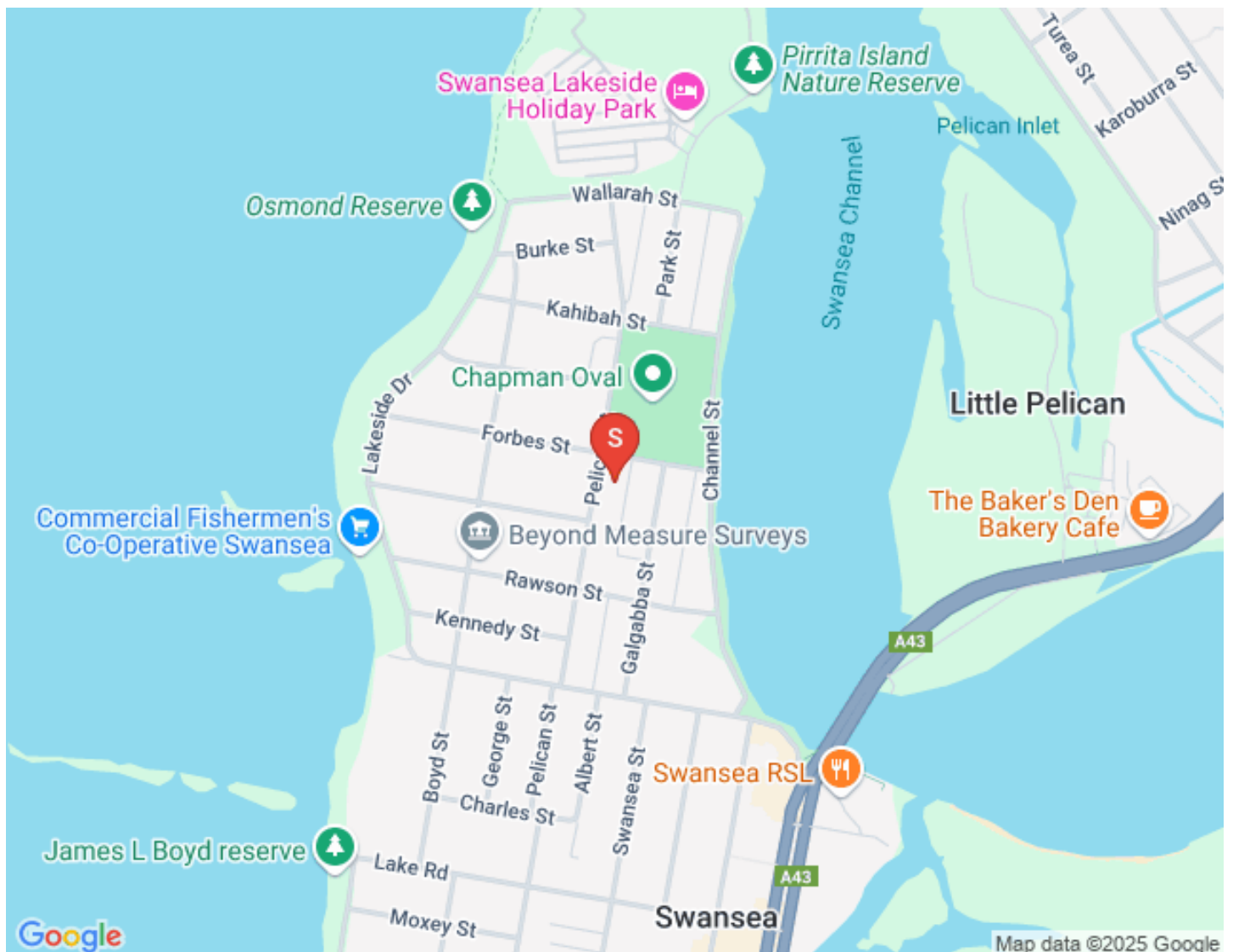
Council Rates/Water Rates/Strata Fees

Council Rates - \$539.00 per quarter approx.

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

Strata Fees - N/A

Location



Around The Area

Swansea is a locality and commercial centre at the entrance to Lake Macquarie from the Pacific Ocean in New South Wales, Australia. It is part of the City of Lake Macquarie local government area.

Swansea's local industries are fishing, boating, and tourism. There are also popular fine sandy beaches on the Pacific Ocean, Swansea Channel and Lake Macquarie. It is 25.2 kilometres away from the city of Newcastle, where many residents commute to for work.

Where is? - Around Swansea

Schools

Swansea Primary School - 77 Channel Street, Swansea
Caves Beach Primary School - 78 Park Avenue, Caves Beach
Swansea High School - 78 Park Avenue, Caves Beach
St Patricks Primary School - 213 Northcote Avenue, Swansea

Cafes, Restaurants and Take Away

Tide's Cafe & Restaurant - Shop 3/2 Belmont Street, Swansea
Swansea RSL - 5 Bridge Street, Swansea
The Orana Hotel - 20 Pacific Highway, Blacksmiths
Lake Macquarie Yacht Club - Ada Street, Belmont
Seed Café - Shop 4/204 Pacific Highway, Swansea

Shopping

Woolworths - 18 Josephson Street, Swansea
Coles Supermarket - 210 - 224 Pacific Highway, Swansea
Belmont Citi Centre - Edgar Street, Belmont

Parks

Picnic Area - Channel Street, Swansea
Playground - Wallarah Street, Swansea

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

Comparable Properties



SOLD!

21 RAWSON STREET, SWANSEA, NSW 2281

4 Bed | 3 Bath | 5 Car

Land size: 986

\$1,550,000

Sold on: 19/03/2024

Days on Market: 69



3A RAWSON STREET, SWANSEA, NSW 2281

4 Bed | 3 Bath | 2 Car

Land size: 538

\$1,500,000

Sold on: 09/04/2024

Days on Market: 16



5 CHARLES STREET, SWANSEA, NSW 2281

4 Bed | 2 Bath | 2 Car

Land size: 500.1

\$1,500,000

Sold on: 27/03/2024

Days on Market: 3



21 PELICAN STREET, SWANSEA, NSW 2281

4 Bed | 2 Bath | 3 Car

Land size: 569

Days on Market: 225

sale - current



31 RAWSON STREET, SWANSEA, NSW 2281

4 Bed | 2 Bath | 3 Car

Land size: 613

Days on Market: 99

sale - current



22 PARK STREET, SWANSEA, NSW 2281

4 Bed | 3 Bath | 2 Car
Days on Market: 325

Land size: 506
sale - current



3 JACK HIGH CLOSE, SWANSEA, NSW 2281

4 Bed | 2 Bath | 2 Car
Days on Market: 114

Land size: 550
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

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.