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Property Details

Price Guide \$950,000

Spacious Family Haven

Situated in a peaceful enclave and presented over two stylish levels, this spacious five-bedroom home offers a perfect blend of comfort and style. You will be mesmerised by its elegant interior designs, seamless flow between the multiple living spaces, and expansive outdoor areas.

Featuring a designer kitchen as the centrepiece of the upper level, it is supplemented by a renovated bathroom and custom-built theatre room, complete with LED lighting, built-in speakers and a raised seating area. With its multiple bedrooms with built-in robes spread across both levels, there is plenty of room for everyone to enjoy.

Property Features

Dedicated home office space, perfect for working from home, or the study hub for the growing family

Luxurious kitchen featuring a stone breakfast bar benchtop and stainless steel appliances

Master-suite with ensuite and full-length built-in wardrobe that includes internal lighting and shoe-rack

Living spaces across both levels of the home

Elevated front balcony, perfect for watching the world go by

Above-ground pool with wooden decked area and a hot/cold outdoor shower and landscaped surrounds

Large backyard space, with potential for a granny flat (STCA)

Spacious separate internal laundry

Single-automatic garage with internal access and workshop area

Conveniently located close to the Dapto Town Centre, schools and public transport

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

Spacious renovated interiors
Multiple living & entertainment spaces both indoor and outdoor
Custom design theatre room

Outgoings


Council Rates - ~\$580 per quarter
Sydney Water - ~\$170 per quarter (plus usage)

Incomings

Potential Rent: \$800 per week

Floorplan




 Internal : 242.4 sqm
 External : 86.3 sqm

45 Amaral Avenue, Dapto

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.

Photo Gallery





Property Location



Sale Contract

[Click to Download](#)

Amenities

Local School Catchment

<https://my.education.nsw.gov.au/school-finder>

Recycling & Waste Collection Services

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

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

Local Hospitals

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

<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.stockland.com.au/shopping-centres/centres/stockland-shellharbour>

<https://www.warillagrove.com.au/>

<http://warrawongplaza.com.au/>

<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 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 local conveyancers that we recommend

Amanda Smith - Active Property Conveyancing - [\(02\) 4225 0144](tel:0242250144) - amanda@activeconveyancing.com.au

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

Sward Law <http://www.swardlaw.com.au/>

Property Management services

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 60 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](#)?

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 45 Amaral Avenue, Dapto.

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