

Table of Contents

- | [Welcome](#)
- | [The Property](#)
- | [Around The Area](#)
- | [Comparable Properties](#)
- | [Our Agency](#)
- | [Documents, Links and Resources](#)
- | [Investing?](#)
- | [Terminology](#)
- | [Agents Profile](#)

Welcome

Thank you for your interest in Jewells.

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 Gilsmere Street, Jewells

Quality Large Scaled Family Home with Views, Pool and Gardens

4  3  2 

**Contact
Agent**

Air Conditioning

Split System Air Conditioni
ng

Study

Rumpus Room

In Ground Pool

Outside Spa

Split System Heating

Remote Garage

Secure Parking

Balcony

Deck

Courtyard

Outdoor Entertaining

Workshop

Fully Fenced

Built In Robes

It is rare to find a genuine two storey home offering so much in the popular suburb of Jewells.

With commanding views to Redhead and the ocean, this large 4 bedroom family home boasts quality, privacy and versatility all in one package.

The one owner home has been built to a very high standard and has a garden of quality and scale wrapping around the home.

As you enter the home entry, the garden meanders around to the large pool and spa area which is framed by the garden and continues until it reaches a reserve of magnificent trees at the rear.

The clever garden design creates an atmosphere of privacy and quality, whilst offering security due to its elevated position that it commands in Jewells.

The large double timber entry doors set the standard as you enter the inviting large foyer.

The solid brick walls downstairs certainly help to create a home with great thermal qualities and acoustics, assisting in creating warmth in winter and cooling in summer.

Downstairs also benefits from a fourth bedroom which has an ensuite attached.

This bedroom looks over the large in ground pool and the garden to the south.

It is an ideal set up for a teenager or a relative to have their own space but not missing out on the family activities with easy access to the pool area.

The downstairs bar and living room is very large in size and offers plenty for those wishing to entertain, it also offers external access into the garden.

Complementing the large areas downstairs is an oversized laundry which also offers external access to the rear yard.

For those wanting a space for a tool room/workshop plus a large storage area, you are well catered for as there are two massive rooms which are attached to the garage, which is large enough for two large vehicles or one large and two small cars.

Upstairs offers a similar theme with very large open living spaces.

Quality is evident throughout and most rooms benefit from the two sided timber deck which takes in ocean, street and valley views.

The timber kitchen has 20mm stone benchtops and has abundant bench space combined with the solid timber doors to offer a quality finish.

The large separate dining room has a raked ceiling and benefits from a sliding door accessing the north facing timber deck. Looking east towards the coast and to the west looking back onto the luscious garden.

A central family room is a feature connecting the lounge room, dining room and kitchen, it also benefits from a split system air conditioner

The lounge room with raked ceilings has three large sliding doors, each opening onto the east facing timber deck, the elevated position enjoys views back towards Redhead, the two ceiling fans assist in spreading the cooling ocean breeze.

Each lounge room door has external blinds fitted for shade or privacy when needed.

The lounge room offers (due to its very large floor space) the ability to create a fifth bedroom without any major adjustments, such is the size of this room.

The main bathroom has been fully renovated which includes floor to ceiling wall tiles, a super-sized free standing bath, plus a large shower and bespoke vanity.

Two further bedrooms have large robes and fans, one bedroom has views of the pool also.

The main bedroom is large and enjoys access to the main deck, while also having a large wardrobe, fan and split system air conditioner and an ensuite.

At the rear of the property there is an outdoor covered area, it's very suitable for alfresco dining or to just sit back and surround yourself with nature.

An overriding feature of this lovely home, is its proximity to many facilities, including the Fernleigh Track where you can walk or ride to Redhead Beach. Maybe you wish to access the beach for your vehicle, well the entry to that is only 2 minutes drive away.

The local shopping centre is well equipped plus the Medical Centre and School are all within 8 minutes walking distance to the home.

A five minute drive to the renowned Hunter Sports High School for the ultimate High School sporting experience or several other schools are also available.

The access to the Charlestown Bypass is only one minute away and onto the soon to be completed Newcastle Bypass allowing easy access to the Hunter Valley and all it has to offer.

While to the south it is only a five minute drive to the beautiful Lake Macquarie, so this home is well positioned.

Features:

- One owner home
- Privacy plus
- Elevated position with distant ocean views on a large block of land
- Four bedrooms with the ability to create a fifth if required
- Three Bathrooms
- Fans in three bedrooms
- Split system air conditioner in the main bedroom and family room
- Large scaled home
- Workshop and storage
- Extensive landscaped yard
- In ground pool with a four person spa
- Very solid construction
- Entertainment room incorporating a large bar
- Both garage doors have remote controls included

- External blinds on the eastern side of the large deck
- Massive parking facilities available

An outstanding opportunity to own a one owner home, held in a very tightly held area of Jewells.

I encourage you to call David Bone on 0410 709 611 should you wish to discuss.

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 - \$491.00 per quarter approx.

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

Strata Fees - N/A

Location



Around The Area

Jewells is a suburb of the City of Lake Macquarie in New South Wales, Australia 15 kilometres from Newcastle's central business district on the eastern side of Lake Macquarie and north-east of the town of Belmont.

Where Is? Around Jewells

Schools

Jewells Primary School - 20 Lepton Parade, Jewells
Belmont North Primary School - Nikkin Street, Belmont North
St Francis Xaviers Primary School - Ernest Street, Belmont
Belmont Christian College -85 John Fisher Road, Belmont North

Cafes, Restaurants and Take Away

Jewells Tavern - 73 Ntaba Road, Jewells
Café Bellissimo - Ntaba Road, Jewells
Nargis Gourmet Food - 75 Ntaba Road, Jewells
Salina Restaurant - 626 Pacific Highway, Belmont
Star Anise - 54- 56 Brooks Parade, Belmont

Shopping

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

Parks

Bangalay Reserve - Darling Close, Jewells
Sid Toon Park - Brooks Parade, Belmont

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

Comparable Properties

	30 HALEWOOD CLOSE, JEWELLS NSW 2280 3 Bed 2 Bath 2 Car \$1,200,000 Land size: 1074sqm Sold on: 21/05/2024
	28 HALEWOOD CLOSE, JEWELLS, NSW 2280 4 Bed 2 Bath 2 Car \$1,300,000 Land size: 1213 Sold on: 02/09/2024
	36 ESPERANCE STREET, JEWELLS, NSW 2280 4 Bed 2 Bath 2 Car \$1,360,000 Land size: 681 Sold on: 30/11/2024 Days on Market: 24

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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.