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## Welcome

**Thank you for your interest in 28 Halewood Close, 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



### 28 Halewood Close, Jewells

Large Quality Renovated Family Home In Popular Jewells

#### Price Guide

\$1,350,000 -

\$1,420,000

Air Conditioning

Ducted Cooling

Study

Ducted Heating

Secure Parking

Balcony

Courtyard

Built In Robes

Dishwasher

Due to its ever increasing popularity, it's hard to find 4 bedroom move in ready renovated family home in Jewells, positioned in a quiet street and on a large parcel of land.

One that accommodates all members of the family and potentially accommodate a granny flat if required at a later stage.

This elevated fully renovated home compliments the highly sort after Halewood Close.

The convenience of walking to the Jewells Plaza and its many shopping options, including the Jewells Medical Centre and Jewells Public School all benefit the owners of this home.

Maybe an 800m stroll to the Fernleigh Track or to bike ride to Redhead Beach, Swansea or into Adamstown, passing through parts of Glenrock State Forrest, will interest you.

There are plenty of choices here in Jewells, homes of varying styles but few have the benefit of a 1213m<sup>2</sup> parcel of land with a renovated home included.

Entering into the home you are immediately struck by the large double doors welcoming you

and expressing the quality you will find within.

Flowing effortlessly past the large opulent lounge room and into the separate dining room, which has a sliding door fitted for easy access to the outdoor alfresco area.

Moving into the upmarket kitchen with high gloss doors and 40mm stone benchtops. The kitchen has plenty of storage and the gas appliances are high end plus the convenient double dishwasher is particularly beneficial for entertaining.

The fourth bedroom is on the same level and is a wonderful space for guests or additional family members when they visit.

The four bedrooms are all generous in size, all have built in robes, fans and enjoy the benefits of ducted air.

The main bedroom has a very well appointed ensuite, its own balcony to enjoy the morning sun or to sit, relax and view the garden.

The main bedroom has a further benefit of a separate split system air conditioner.

The remaining two bedrooms flow effortlessly and have views to the rear yard.

The main bathroom has a full size bath, large shower and quality fittings.

The lower level has a large rumpus room and a separate galley styled laundry with a separate third toilet.

An extra-large double garage further compliments the home and has internal door access into the rumpus room.

Leading from the kitchen is the super-sized alfresco area, capable of entertaining fifty people undercover or is it the ultimate area for the children to play in, safe and securely.

There is a lovely outdoor shower, perfect for the return home from the beach.

Stepping up into the rear yard, you will enjoy elevated neighbourhood views and can catch the ocean breeze in summer.

Large enough for a pool, half-court basketball or to run some chickens and grow some vegies, you have plenty of options with this rear yard.

The front yard is fully landscaped and has plenty of room to store your boat or extra vehicles while creating privacy from the street.

The massive Solar Panel system reduces the power bills each and every quarter, a fantastic value add.

This is a wonderful opportunity to acquire a very desirable home in a tightly held area.

Inclusions:-

- Land size 1,213m<sup>2</sup>
- A quality smooth rendered finish home with a tiled roof
- Ideal floor plan
- Fabulous entry
- Renovated throughout, with 4 bedrooms and two bathrooms and a third toilet
- Four Zones with the ducted air conditioning for convenience
- Massive Solar Panel System
- Gas appliances in the kitchen
- 40mm stone benchtops
- High Gloss doors and panels assist in the modern kitchen
- Fans and wardrobes in each bedroom
- Separate Dining room
- Separate Rumpus room

The convenience of this home is evident, being only a five minute drive to Redhead Beach and only 8 minutes drive to Lake Macquarie.

The highway is only 1 kilometre away and can take you onto Belmont and Sydney by driving South or by driving north you are only 15 minutes drive into Newcastle's CBD or if on the Charlestown Bypass, can lead you into the Lower Hunter Valley and its obvious charms.

I look forward to discussing this opportunity with you.

Council Rates: \$592.00 PQ approx.

Water Rates: \$821.00 PA approx. + usage

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.

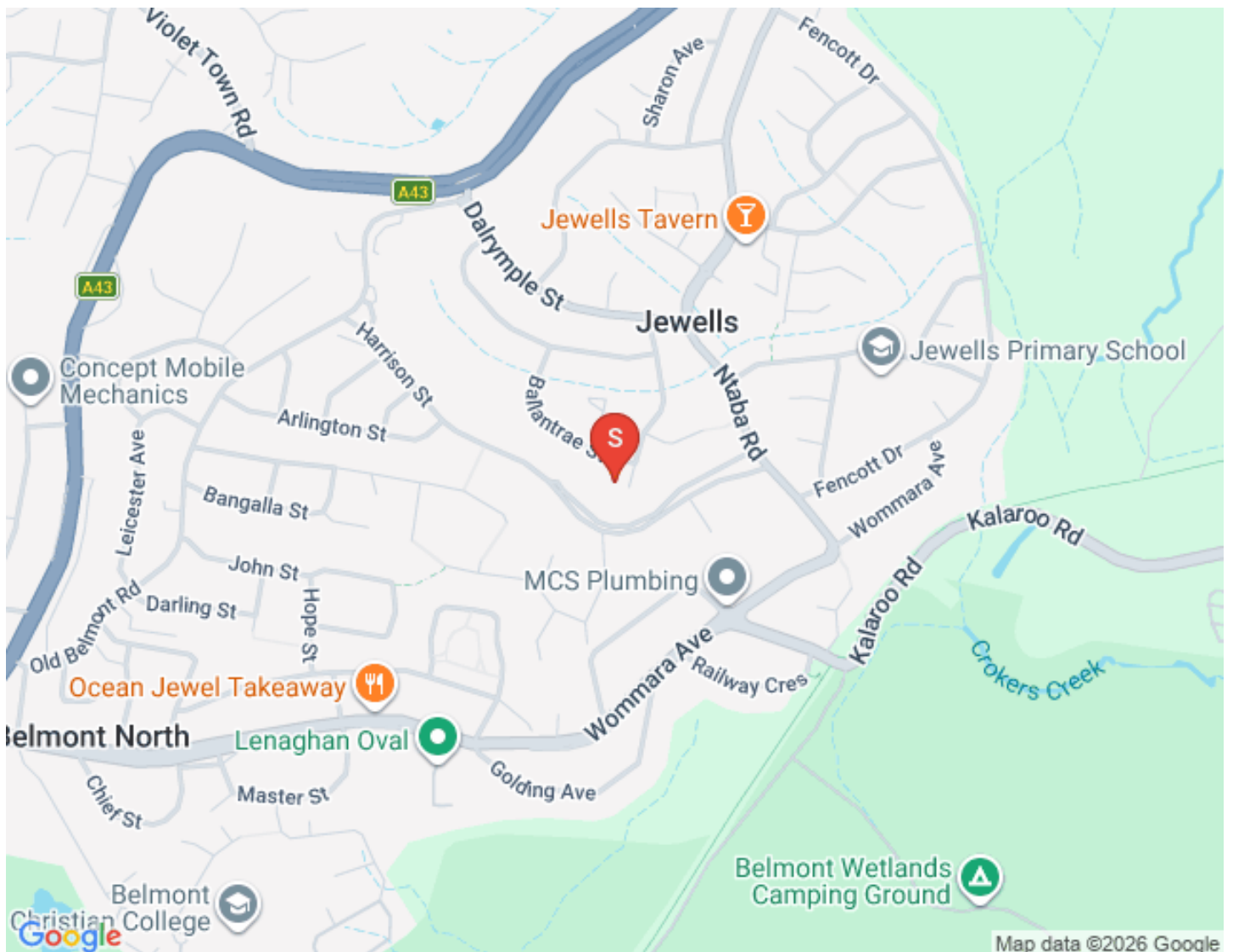
## Council Rates/Water Rates/Strata Fees

Council Rates - \$592.00 per quarter approx.

Water Rates - \$821.00 per annum approx. plus usage

Strata Fees - N/A

## Location





**First National Real Estate Engage Eastlakes**  
(02) 4947 7877  
[info@fnee.com.au](mailto:info@fnee.com.au)

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## 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



### 36 ESPERANCE STREET, JEWELLS, NSW 2280

4 Bed | 2 Bath | 2 Car  
\$1,360,000  
Sold on: 30/11/2024  
Days on Market: 24

Land size: 681m<sup>2</sup>



### 29 GILSMERE STREET, JEWELLS, NSW 2280

4 Bed | 3 Bath | 2 Car  
\$1,275,000  
Sold on: 17/04/2025  
Days on Market: 84

Land size: 901.3m<sup>2</sup>



### 30 DALRYMPLE STREET, JEWELLS NSW 2280

5 Bed | 3 Bath | 4 Car  
\$1,500,000  
Sold on: 07/05/2025  
Days on Market: 58

Land size: 702m<sup>2</sup>

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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](#)

[Granny Flat Concept Site Plan & Floorplan](#)

## 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.