

CENTURY 21[®] Company Name



Amazingly bright modern house with a tranquil green and leafy outlook.

5
BED

3.5
BATH

2+
CAR



EXAMPLEVILLE

1/123 Example Street

WELCOME

On behalf of our vendors and Century 21 we'd like to welcome you to our open house.

We conduct our open houses in a way that is non-intrusive, to allow you, as buyers, to take your time to look in detail without being pestered by an agent.

When you are ready feel free to approach Agent name or Agent name with any questions, we're here to assist you.

If you are interested in the home please register your interest with us, or if you would like a copy of the sale contract we can email you a copy today.

It is important to note that we are currently running at 95% auction clearance rate for the last 12 months. So it is imperative that you inform us of your interest to allow us to keep you constantly informed of the progress of the sale so you don't miss out.

The easiest way to do this is to Subscribe to our txt notifications.

Signature



**LONGNAME
LONG-SURNAME**

M 0400 000 000

P (02) 9999 8888

longname.long-surname@century21.com.au

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PURCHASING DETAILS

AUCTION:

6:30pm,

Thursday 23rd September

Auction Rooms, Suburb NSW.

VIEW:

Sat & Wed 10 –11am

SOLICITOR:

Solicitor Name

Suburb

Ph: 02 9999 8888

F: 02 9999 000

E: info@solicitor.com.au

SUBSCRIBE NOW

To receive updated
notifications on this property
sms L20040 to 0499 999 888

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SUBURB NAME

When we first started selling in Suburb 10 years ago the trend was all about open plan living. People were not necessarily doing large extensions or adding another level, the trend was actually to either do a small extension or move further up the North Shore to a larger home.

Today, Suburb is trending away from modernism and going more traditional, and buyers are certainly demanding it. We are finding that the homes with more traditional features are achieving the stronger sale prices. These changes to building trends have had an obvious impact on values in Suburb.

AROUND SUBURB NAME

- Add details about the area
- Add details about the area
- Add details about the area
- Add details about the area

SCHOOLS

- Public School: 850m
- High School: 850m
- Public School: 850m
- High School: 850m

TRANSPORT

- Type your own Type your own
- Type your own Type your own
- Type your own Type your own
- Type your own Type your own

CAFES, RESTURANTS

- Type your own Type your own
- Type your own Type your own
- Type your own Type your own

SHOPPING

- Type your own Type your own
- Type your own Type your own
- Type your own Type your own
- Type your own Type your own
- Type your own Type your own





FEATURES AT A GLANCE

A fresh and imaginative redesign has graciously enhanced interiors rich in hallmark Federation detail. This welcoming home has quality finishes and an abundance of natural light. Focusing on maximising space and privacy, it offers a very sophisticated residence embracing low maintenance living and easy care indoor/outdoor entertaining. This is a sought-after lifestyle location in one of the area's best tree lined streets, strolling distance to Penshurst Street shops, schools, parkland's and express CBD transport.

ABOUT THIS BUILDING

Built in the late 1950s, now with several small renovations this building retains its original federation charm but is now fitted with modern fixtures.

- 1989 - Complete Kitchen renovation
- 1990 - Major renovations to the rear of the house
- 2005 - Second bathroom
- 2012 - Main bedroom window replaced.

WHY ARE THEY MOVING?

The current owners are moving overseas.

WHAT THEY LOVE ABOUT THE PROPERTY (FROM THE OWNERS)

- The vine covered patio
- Perfume filled garden
- The park across the road
- Morning sun (north facing)
- 4 houses down from bus stop
- Type your own
- Type your own
- Type your own

ITEM LOCATIONS

- Hotwater service - Laundry
- Telephone port - Kitchen

NEIGHBOURS

On one side you have a young family and on the other an elderly couple. Both are very friendly with no pets.

ADDRESS:

20 Longname Street,
SUBURB

PRICE:

AUCTION

3 Bedrooms,
2 Bathrooms
1 Single Garage
Land size: 455m2

RATES:

Council: \$1793
Land size: 900sqm
Garage size: 23sqm



PROPERTY INCLUSIONS

ENTRY

- Spanish Ceramic Tiles with bull nose finish
- Italian stainless steel lighting
- Hand layed exposed aggregate paths

FOYER & LIVING AREAS

- Spanish polished Ceramic Tiles
- Low voltage down lighting

MAIN BEDROOM

- Built-in wardrobe
- Built-in TV

BEDROOMS 2,3,4

- Ceiling fans
- Built-in wardrobes
- Air-conditioning outlet

MAIN BATHROOM

- 10mm frameless glass shower screen
- Kohler deep bath with hidden overflow
- Soaker shower head
- Parisi lab basin & Wenge cabinet

OPEN ENSUITE

- Soaker shower head
- Kohler toilet
- Pasisi lab basins with Wenge cabinet
- Caroma oval duo tub
- Warmed floors

BUILT-IN BBQ

- Cedar timber doors
- Caesar stone bench top
- Stainless Steel Natural gas BBQ

SECURITY

- Deadlocks on all doors
- Stainless steel security screen
- Alarm system & remote
- Sensor lighting at entry
- Hardwired smoke detectors

CLIMATE CONTROL

- Reverse cycle ducted air-conditioning
- Open fire place heating

HOT WATER SYSTEM

- Rheem electric water tank (315L)

RESIDENCE CONSTRUCTION

- Brick, concrete & timber
- Granosite render

LANDSCAPING

- Lilli pilli hedging
- Gardenia hedging
- Japanese box hedging
- Tom Thumb hedging
- Mondo grass
- Shade Master Buffalo lawn
- Golden cane Palms

STORAGE

- Sealed loft storage with ladder access
- Built-in drawers for CD's, DVD's - Lounge
- Built-in wardrobes in all bedrooms
- Built-in cabinet in laundry
- Garden shed

KITCHEN

- Jarrah timber cabinetry
- Silestone bench tops
- Jarrah timber bench top
- Smeg 6 burner natural gas cooker top
- Smeg 900mm wide oven
- Fisher&Paykel double dishwasher
- Smeg stainless steel & glass range hood

POWER, VISION & INTERNET

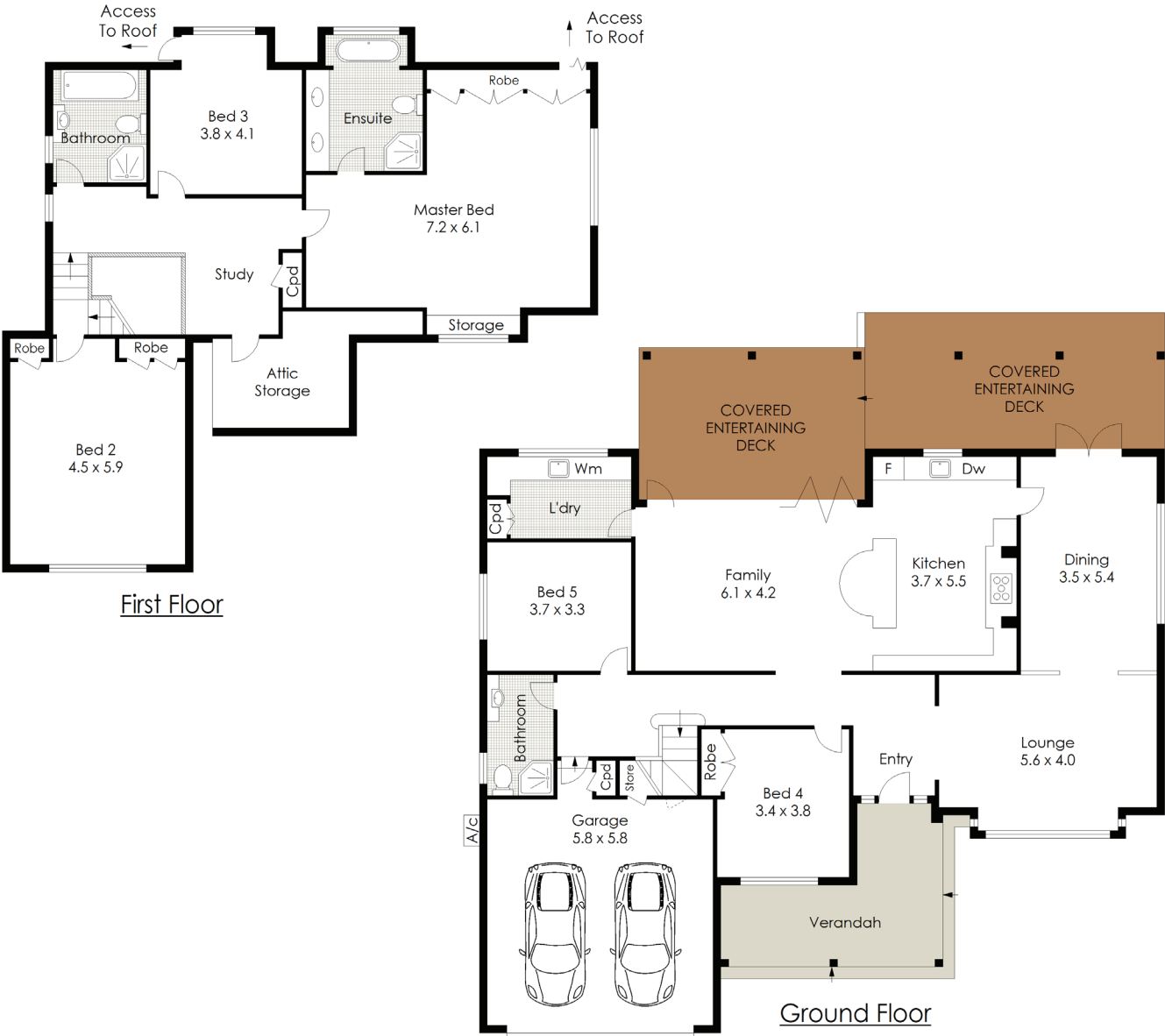
- 3 phase electricity
- Electrical safety switches
- Foxtel cable television
- Optus broadband internet
- Telephone points in all bedrooms

EXCLUSIONS

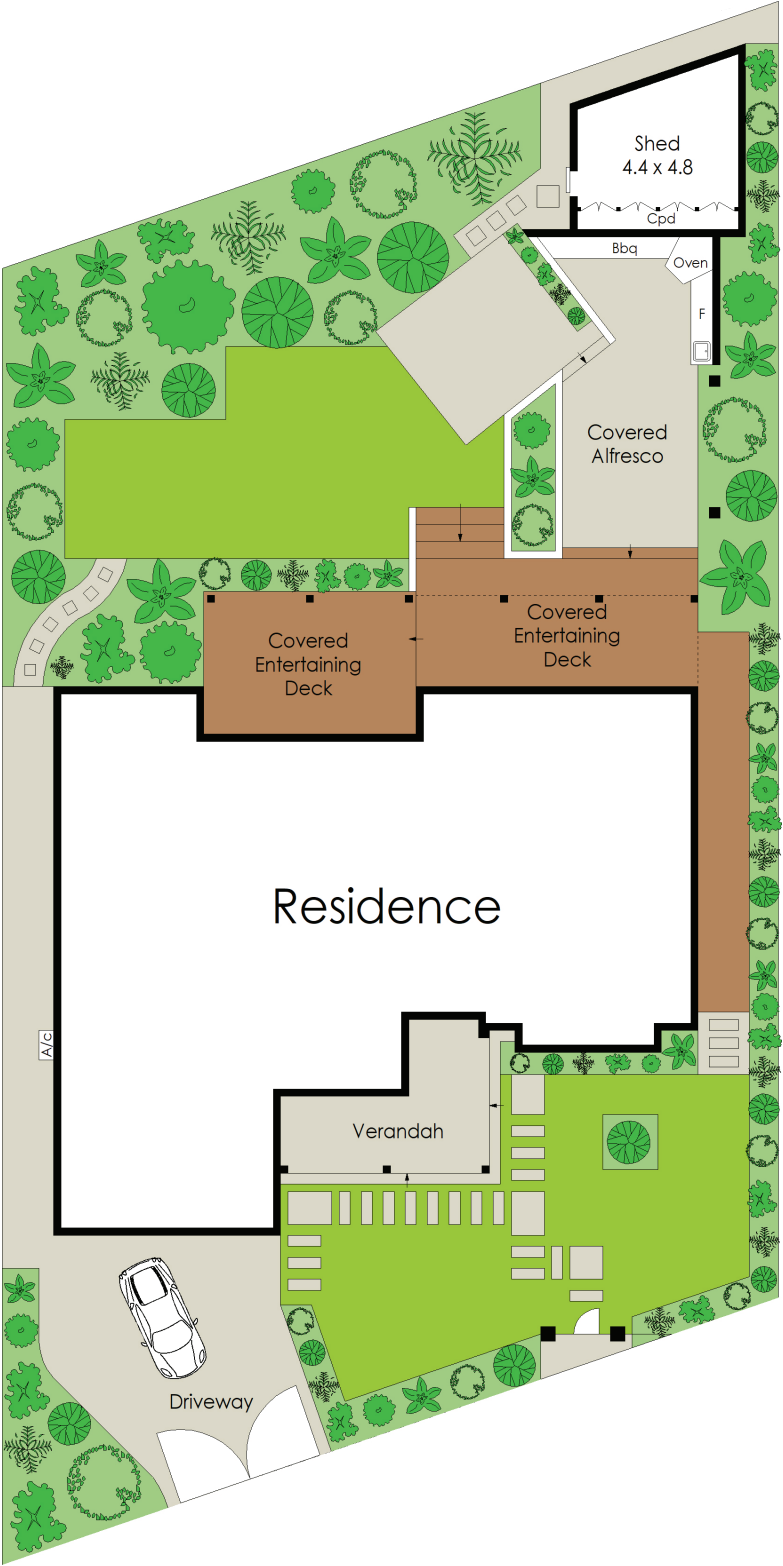
- Childrens cubby house
- Coca-Cola bar fridge
- Nanna's Chandelier in dinning room
- Deer head in trophy room
- Concrete dolphin at rear of property



FLOOR PLAN



SITE PLAN



PURCHASING STEPS

6 STEPS TO BUYING A HOUSE

Purchasing residential real estate can be a very exciting process, however it can also be a confusing time for the prospective buyer. As you may already be aware, different agencies usually have different sets of rules and standards, so we would like to inform you of the general buying process.

Property owners receive all types of interest – some genuine, some not. Some people submit offers to test the possibility of sale, but do not actually stay true with their offer.

This can lead to frustration and concern for the owners as they try to assess who is actually a genuine buyer. The best way to present a strong offer on any property is to follow the steps below that allow you to understand what is required in preparation

Allowing you to put forward your strongest purchasing proposition to the agent. All offers must be presented to the owner in writing and all purchase details correct for filling in the contract for signing.

STEP 1

Provide agent with your full details such as:

- The actual purchase price you will be paying for the property.
- The method by which you choose to pay the 10% deposit. eg. cheque/bond/other.
- The settlement period that you require or the vendor has stipulated.
- The name of your chosen Solicitor or Conveyancer.
- The name of your bank or financial lender.
- Any special conditions or requests that you may have so that we can inform the vendor (property owner).

STEP 2

Confirm your time frame available to do any investigations

Find out if the property has a deadline on it, such as auction or other offers from interested parties.

STEP 3

Decide if you are going to obtain a pest and building report

Obtaining a Pest and Building Report when purchasing a home can be crucial to identify defects: the report highlights any structural or pest-related issues, allowing you to be fully aware of the property's condition.

STEP 4

Notify your bank of your purchase address & details

Before proceeding with a property purchase, ensure you have pre-approval of finance from your bank. Many banks give in-principle approval but may still require a valuation to confirm the sale price. This is standard practice. For auction purchases, all these steps must be completed beforehand. On auction day, if you are the highest bidder above the reserve price, you become the instant owner awaiting settlement.

STEP 5

Don't forget to include stamp duty funds in your final numbers

STEP 6

Meet with the agent and provide all details for sign off with the owner

Once agreement on price, settlement, conditions, etc has been reached with the vendor the sale can proceed. An exchange of contracts is the only way to actually buy or sell real estate. This is achieved by signing the contract of sale which is then processed by the agent with all legal parties.

IN SUMMARY

Preparation is key. Understanding the sale process and having everything in place is crucial to achieving your property goals. Whether you're considering this property or another, feel free to contact me or our team for advice. We're here to help.

SURROUNDING SALES EVIDENCE

	ADDRESS	BEDS	BATHS	CARS	SOLD DATE	SIZE	SOLD PRICE
1	79 Example Street	3	3	2	Apr 13	403sqm	\$1,810,000
2	102 Example Street	4	4	2	Jun 12	222sqm	\$1,700,000
3	98 Example Street	3	2	2	May 12	241sqm	\$1,425,500
4	116 Example Street	3	1	1	Apr 12	444sqm	\$1,110,000
5	46 Example Street	2	1	1	Jul 12	225sqm	\$975,000
6	133 Example Street	3	2	0	Feb 13	155sqm	\$930,000



NOTES

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Readers should make their own inquiries to verify the information contained herein and seek independent advice before making any decision.



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0400 000 000



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