

Table of Contents

- | [Property Details](#)
- | [Property Information & Outgoings](#)
- | [Floorplan](#)
- | [Photo Gallery](#)
- | [Property Location](#)
- | [Sale Contract](#)
- | [Amenities](#)
- | [Do you need to sell first?](#)
- | [Purchasing a property through Coastside First National](#)
- | [Conveyancers](#)
- | [Property Management Services & Rental Letter](#)
- | [Stamp Duty & NSW Government Incentives](#)
- | [Mortgage Calculator](#)
- | [Sales Agent Details](#)

Property Details

Family Haven

Nestled in the heart of Warilla, 26 Beverley Avenue beckons with an irresistible blend of coastal charm and suburban serenity. Just a short stroll from the beach, and local shopping precincts, this single-level sanctuary offers a seamless fusion of relaxed seaside living and everyday convenience.

Stepping inside, your feet meet the warm embrace of polished timber floorboards that flow through the bright and airy living spaces, evoking a timeless sense of grace and homeliness. Each beam of sunlight gently dancing across the floors underscores the care and character infused throughout this inviting home. The open-plan interior blends effortless functionality with coastal elegance—ideal for families, or anyone seeking a harmonious home that feels like an embrace.

Imagine weekends spent in the oversized double garage—an enthusiast's haven with a dedicated workshop area—perfect for weekend projects or parking two cars with ease. Beyond the walls, lush, tropical-inspired landscaped gardens create a private outdoor retreat, where vibrant greenery and whispering foliage frame your moments of quiet reflection or lively gatherings under the covered outdoor entertaining space.

Key Features:

- Three spacious bedrooms, the main bedroom featuring a large built-in robe
- Large lounge room, perfects for family tv nights
- Delectable timber kitchen with ample bench and storage space
- Dedicated dining space
- Large bathroom, complete with spa bath
- Oversized double garage with generous workshop and storage capacity
- Spacious covered outdoor entertaining area amongst luscious gardens
- Close to beaches, lake, shopping centres, schools, and more

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:

Three spacious bedrooms, the main bedroom featuring a large built-in robe
Large lounge room, perfect for family tv nights
Delectable timber kitchen with ample bench and storage space
Dedicated dining space
Large bathroom, complete with spa bath
Oversized double garage with generous workshop and storage capacity
Spacious covered outdoor entertaining area amongst luscious gardens
Close to beaches, lake, shopping centres, schools, and more

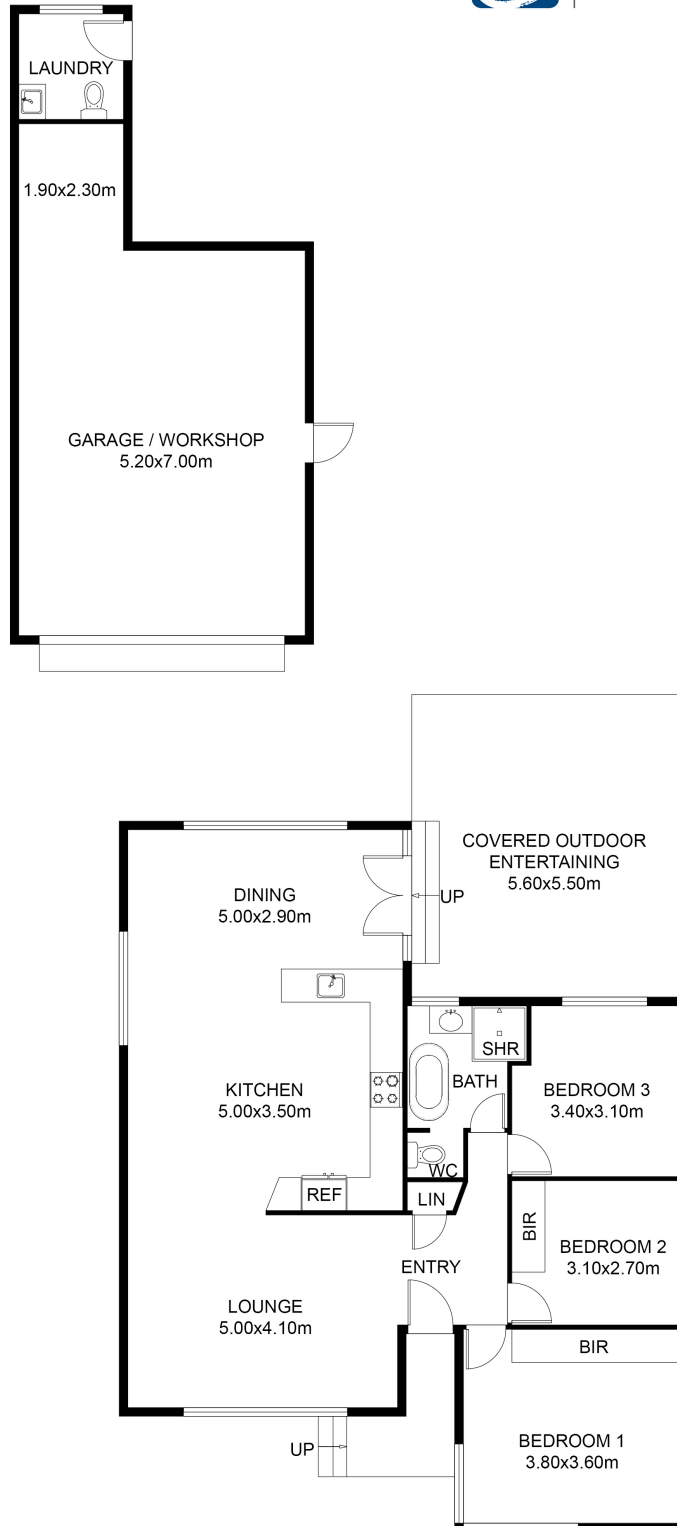
Outgoings

- Council Rates: ~\$620 per quarter
- Water Rates: ~\$171 per quarter (plus usage)

Incomings

Potential Rent: \$700 per week

Floorplan



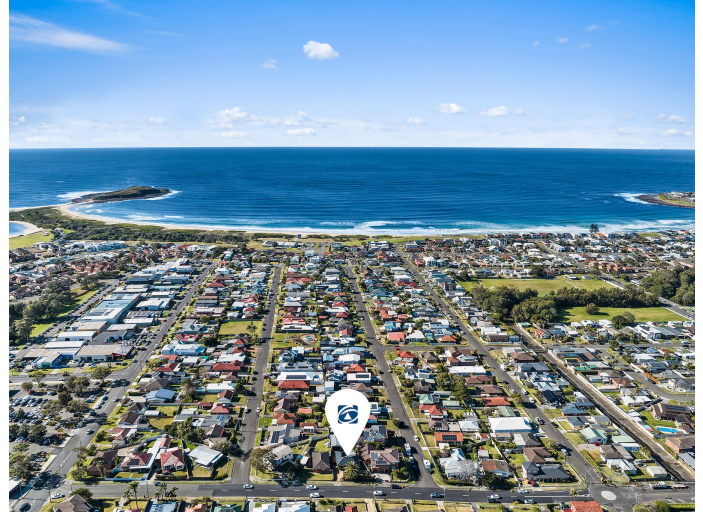
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. First National Real Estate gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



26 Beverley Avenue WARILLA

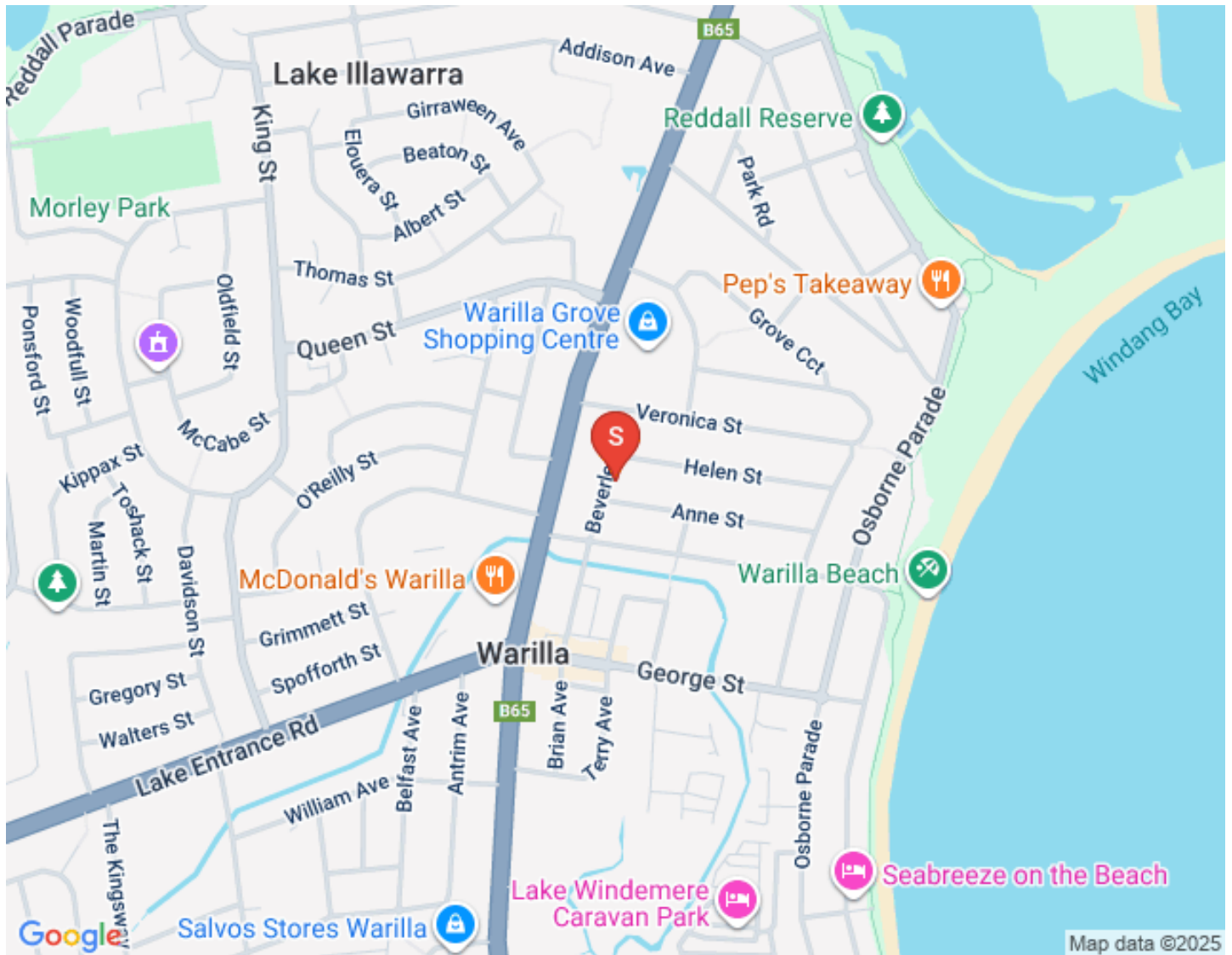
Photo Gallery







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

Property Management Services & Rental Letter

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 80 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? Click here to request an appraisal - [Property Management services?](#)

[Click here to download our Property Management Services proposal](#)

[Click here to download a Rental Appraisal Letter for this property](#)

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 26 Beverley Avenue, Warilla.

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

