

Table of Contents

- | [Welcome](#)
- | [The Property](#)
- | [Around The Area](#)
- | [Comparable Sales](#)
- | [Our Agency](#)
- | [Documents, Links and Resources](#)
- | [Investing?](#)
- | [Terminology](#)
- | [Agent Profiles](#)

Welcome

Thank you for your interest in 11 Village Bay Close, Marks Point.

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



11 Village Bay Close, Marks Point

Incredible Lakeside Living !!

Price Guide

\$1,900,000 -

\$2,000,000

3  2  2 

Air Conditioning

Split System Air Conditioni
ng

Split System Heating

Secure Parking

Courtyard

Shed

Workshop

Fully Fenced

Built In Robes

Nestled on the edge of Lake Macquarie, this waterfront reserve property offers a rare chance to secure a prime lakeside lifestyle. Set on a north facing block with direct access to the water, this charming home boasts breathtaking views and endless potential to create your dream retreat. The exceptional property offers a once in a lifetime opportunity to own a home in one of the suburb's most highly sought after locations.

Conveniently located within steps of a fish and chip shop, the newsagency and post office with an incredible cafe. Boasting an unparalleled setting that captures the essence of lakeside living, this rare gem promises a lifestyle defined by tranquillity, natural beauty and endless opportunities. This residence is filled with potential, offering an ideal canvas for renovation, investment or creating the ultimate lakeside retreat. Whether you envision transforming it into your dream home or capitalising on its enviable location, this rare gem offers endless possibilities in a truly spectacular setting.

The residence boasts three bedrooms, two bathrooms and a spacious double garage complete with a combined workshop. The main bathroom has already been stylishly renovated, providing a glimpse of the modern transformation this property could achieve. The kitchen, living and

dining areas frame the spectacular views of the lake, while the bedroom interiors retain their charming original character.

Outside, the waterfront reserve setting provides unmatched tranquillity, with uninterrupted vistas and endless opportunities for outdoor recreation, from kayaking and fishing to leisurely lakeside walks. The generous 525m² block offers space to extend, enhance, or reimagine this property into the ultimate lakeside retreat.

Whether you're looking to renovate, rebuild or simply enjoy the serene lifestyle as is, this property promises unlimited potential in a stunning location. Don't miss your chance to create your dream home on the shores of Lake Macquarie.

- Waterfront reserve location
- Three bedrooms and two bathrooms
- Recently renovated main bathroom
- Kitchen, living and dining areas with lake views
- Double garage with additional workshop
- Secure off street parking, ideal for boats and caravan
- Spacious 525m² block with endless potential (North Facing)
- Peaceful and private lakeside setting perfect for relaxation or recreation

This is an extraordinary opportunity to secure a rare waterfront reserve property with unmatched potential—your lakeside dream starts here.

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.

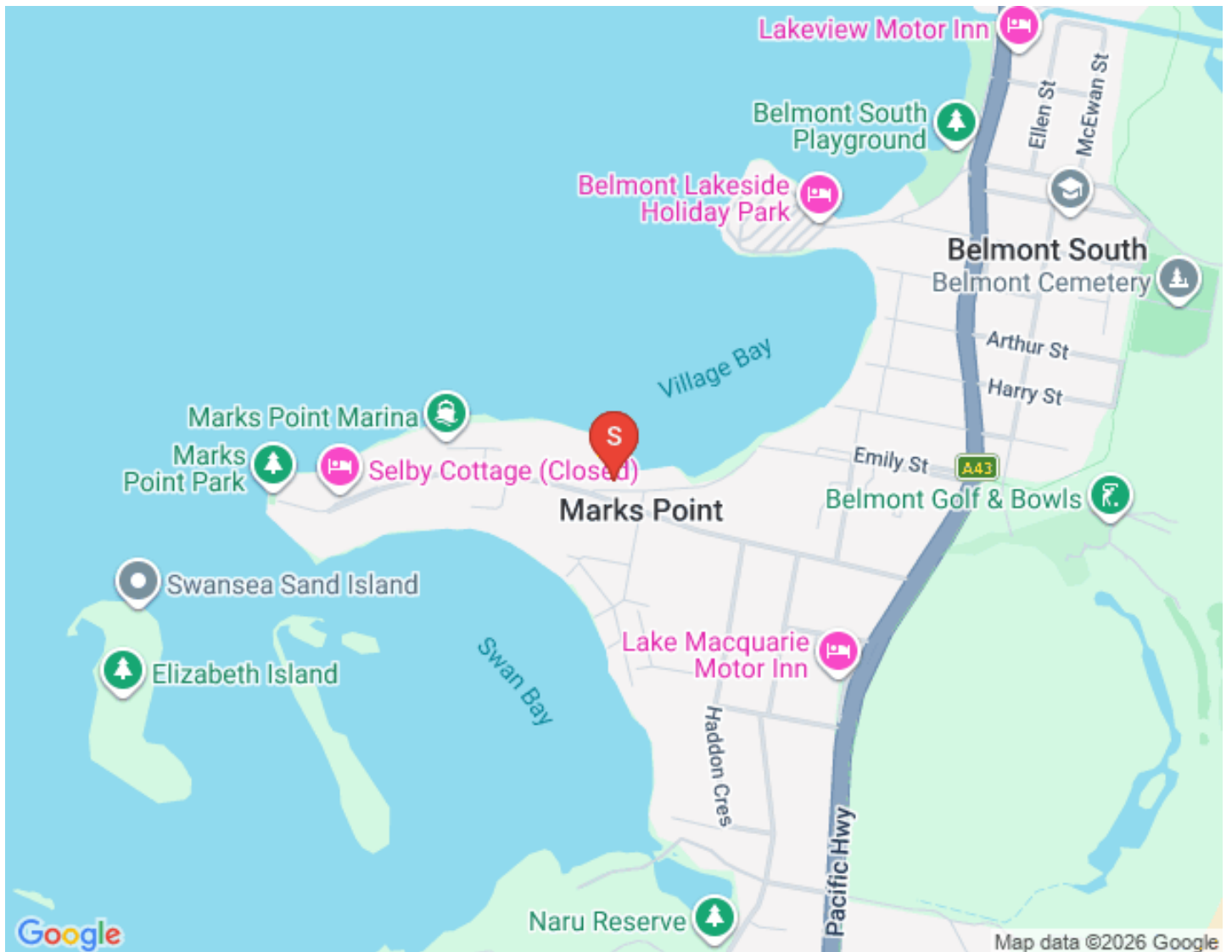
Council Rates/Water Rates/Strata Fees

Council Rates - \$810.00 per quarter approx.

Water Rates - \$807.00 per annum approx. plus usage

Strata Fees - N/A

Location



Around The Area

Marks Point is a suburb of the City of Lake Macquarie in New South Wales, Australia, located 23 kilometres from Newcastle's central business district and forming a small peninsula extending into the eastern side of Lake Macquarie. The suburb is named after the Marks brothers, and is one of the oldest suburbs in the Lake Macquarie area.

Local businesses in Marks Point include a marina, post office, news agency, hairdressing salon, take away and bowling club. There is also Public School, childcare centre and a community hall available for hire, which backs onto the local soccer field.

Where is? - Around Marks Point

Schools

Belmont Primary School - 6 Livingstone Street, Belmont

Belmont High School - 424 Pacific Highway, Belmont

Marks Point Primary School - 2a Findon Street, Marks Point

Blacksmiths Public School - Amaroo Street, Blacksmiths

Cafes, Restaurants and Take Away

Sesames On The Lake - 63 Maude Street, Belmont

Crusoe's on the Lake - Lake Macquarie Yacht Club Ada Street, Belmont

Papatya Cafe - 68A Marks Point Road, Marks Point

Shopping

Belmont Citi Centre - Edgar Street, Belmont

Woolworths - Cnr Macquarie & Singleton Street, Belmont

7 Eleven Marks Point - 770 Pacific Highway, Marks Point

Parks

Naru Reserve - 1 Naru Crescent, Marks Point

Marks Point Dog Exercise Area - 34 Haddon Crescent, Marks Point

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

Comparable Sales



188 MARKS POINT ROAD, MARKS POINT, NSW 2280

3 Bed | 3 Bath | 2 Car
Sold on: 19/11/2024
Days on Market: 27

Land size: 328
sale - sold

Powered by PropTrack



This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptack Pty Ltd (ABN 43 127 386 298).

For state-specific copyright and data disclaimers, see [Copyright and Legal Disclaimers about Property Data](#).

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](#)

[Floorplan](#)

[Building Report](#)

[Pest Report](#)

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.

Agent Profiles



Chris Rowbottom

Director | Licensed Real Estate Agent

[0414 477 848](tel:0414477848) Email: chris@fnee.com.au

As the Licensee and Director Chris Rowbottom leads a dynamic property sales team. With his energetic personality and service commitment to the residents and investors of Lake Macquarie and beyond, Chris's extensive knowledge of the local property market is second to none.

With over 20 years of Real Estate experience, Chris has a well-earned reputation as a consummate professional. With his passion for real estate, Chris prides himself on his ability to provide professional expert advice and attention to all vendors and buyers.

Contact Agent

After beginning his career in the service industry, Chris quickly realised his strength as a motivating leader and has utilized that skill as the driving force behind the continued success of our team and office.

Residing in the local Eastlakes area, Chris is the father to two teenage sons and has a strong family support system, this is something that he credits his personal and professional success to. Chris is also a supporter and advocate of mental health issues in teenagers and young adults and is committed to raising community awareness and support services in our area.

With continued industry training, Chris keeps himself updated on all areas of Real Estate and is always willing to share his knowledge to benefit home owners and buyers in Lake Macquarie.



Emma Simpson

Class 1 Licensed Real Estate Agent

[0400 148 901](tel:0400148901) Email: emma@fnee.com.au

Contact Agent

Emma is a highly engaged and motivated real estate professional who prides herself on delivering exceptional customer service to every client. With a Diploma of Property and a Diploma of Business, Emma brings a strong foundation of knowledge and expertise of every transaction. Passionate about both property and people, she is committed to helping her clients achieve the best possible outcome in the sale of their home.

Emma understands that every client and every property is unique. With excellent communication and listening skills, she ensures that both buyers and sellers feel supported, informed and confident throughout the entire process. Her focus is always on getting homes sold, not just listed.

With a keen eye for presentation and value adding opportunities, Emma also assists her clients in project managing property improvements to maximise sale price and potential. From minor updates to full pre-sale makeovers, she coordinates every detail to ensure the home is perfectly prepared for market. Backed by access to a trusted network of trades and suppliers across Lake Macquarie, Emma ensures every property is showcased at its absolute best.

Professional, dedicated and dependable, Emma is renowned for making the sales process a smooth and stress-free experience. Her honesty and reliability have earned her the trust and respect of clients across the Lake Macquarie region.

When you combine Emma's expertise with the superior marketing strength and network of the First National brand, it's a winning partnership. She is proud to represent a premium name in real estate known for quality, integrity and results.