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First National Real Estate Engage Eastlakes
(02) 4947 7877
info@fnee.com.au

Welcome

Thank you for your interest in 21 Master Street, BELMONT NORTH.

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.**

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The Property



21 Master Street, BELMONT NORTH

Mortgagee In Possession

Auction Guide:

Auction Date - 26/11/2022 at 12:00 PM On site

Don't miss this incredible opportunity to reside in the sought after Belmont North. Nestled on a comfortable 790m2 block, this home has all the room a growing family needs.

Entertaining is a dream with the easy flowing design from the kitchen to the oversized combined dining and living. In addition a separate 2nd living room downstairs and a 3rd living room upstairs opening up to the 4 bedrooms with built in robes.

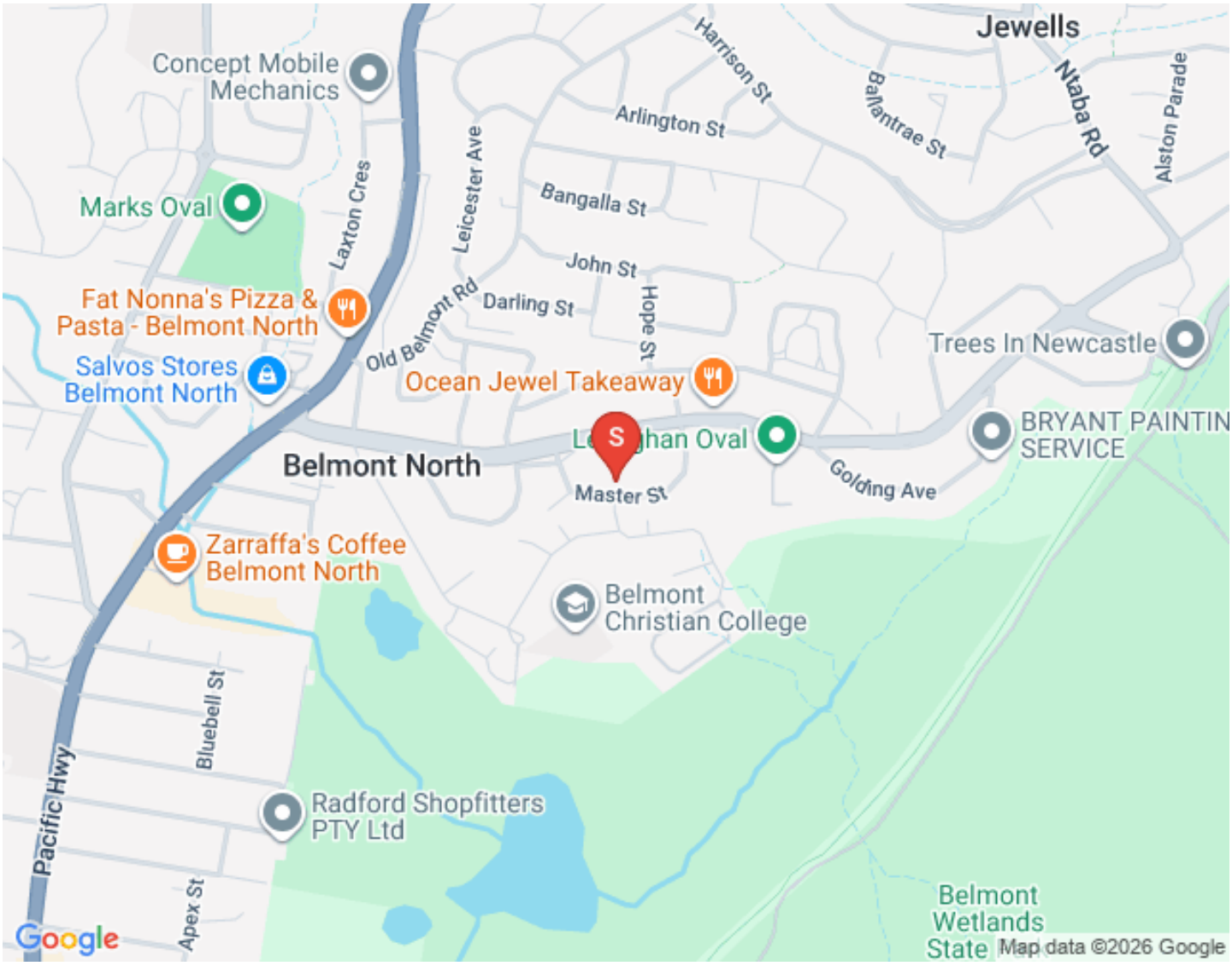
The main bed features an ensuite and balcony with distant ocean views.
Keep the kids happy all summer long with the in ground sparkling swimming pool.
If you need more space this property also offers a pool house in need of some much needed love and attention.

Property features;
- 4 bedrooms with built in robes
- Ensuite to the main bedroom
- Main bathrooms both up and downstairs
- Split system air conditioning
- Functional kitchen with electric cook top
- Single garage with internal access
- Built in 1980
- 790m2 block
- 600mts to Belmont North Public School

- 2km to Belmont High School

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.

Location


Jewells
Concept Mobile Mechanics
Harrison St
Arlington St
Ballantrae St
Ntaba Rd
Alston Parade
Marks Oval
Laxton Cres
Leicester Ave
Bangalla St
John St
Fat Nonna's Pizza & Pasta - Belmont North
Old Belmont Rd
Darling St
Hope St
Trees In Newcastle
Salvos Stores Belmont North
Ocean Jewel Takeaway
BRYANT PAINTIN SERVICE
Belmont North
Master St
Golding Ave
Zarraffa's Coffee Belmont North
Belmont Christian College
Bluebell St
Pacific Hwy
Radford Shopfitters PTY Ltd
Apex St
Belmont Wetlands State
Google
Map data ©2026 Google

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Around The Area

Belmont North is a suburb in the Hunter Region of New South Wales, Australia, located 18 kilometres from Newcastle's central business district on the eastern side of Lake Macquarie and is part of the City of Lake Macquarie.

Where is? – Around Belmont North

SCHOOLS

- Belmont North Public School - Nikkin St, Belmont North
- Jewells Public School - 20 Lepton Parade, Jewells
- Belmont Christian College - 85 John Fisher Rd, Belmont North
- Belmont High School - 424 Pacific Highway, Belmont

CAFES, RESTAURANTS AND TAKE AWAY

- Salina Restaurant - 626 Pacific Hwy, Belmont
- Sesames On The Lake - 63 Maude St, Belmont
- Crusoe's On The Lake - Lake Macquarie Yacht Club Ada St, Belmont
- Deck 56 - 54- 56 Brooks Pde, Belmont

SHOPPING

- Belmont Citi Centre - Edgar St, Belmont
- Woolworths - Cnr Macquarie & Singleton Street, Belmont

PARKS

- Sid Toon Park - Brooks Pde, Belmont
- Laughlin Park - Tudor St, Belmont
- Belmont Lions Park -Brooks Pde, Belmont

Source https://www.whereis.com/

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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

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Documents, Links and Resources

Contract of Sale
Calculators
Rental Assessment
Floor Plan
Building Inspection Report
Pest Inspection Report

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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

First National Real Estate Engage Eastlakes
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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 Email: chris@fnee.com.au

Contact Agent

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.

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 Email: emma@fnee.com.au

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.

Contact Agent

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.