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Property Details

Page subtitle



**52 Londonderry Rd,
HOBARTVILLE**

4 Bedroom Home - Side Access - 556sqm

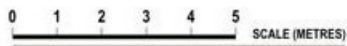
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**\$690,000 -
\$720,000**

4 bedroom home located within a short walking distance from the centre of Richmond. Great opportunity for the growing family or investor looking for a property a little larger than the average that they can make their own or add value by further development or the addition of a granny flat.

- 4 good sized bedrooms
- 2 living areas
- Side access
- Freshly Painted inside and out
- Modern kitchen and bathroom and second kitchenette
- Separate toilet
- 556 sqm block
- R3 Zoning, potential for duplex or granny flat development (STCA)
- Large Colourbond shed and carport
- Split system air conditioning
- Polished timber floors
- Potential rental return of \$500per week

Floor Plan



52 Londonderry Road, Hobartville

Disclaimer: Dimensions are approximate and should only be used as a guide they are not to scale and no liability will be accepted

Property Location



Relevant Documents

[Marketing Contract](#)

View Our Properties For Sale



1/16 Charles Street, NORTH RICHMOND

3 Bed | 1 Bath | 2 Car

Land size: 225sqm

Just Listed!



29 Mantle Avenue, NORTH RICHMOND

4 Bed | 2 Bath | 2 Car

\$760,000 - \$800,000



164 Boomerang Drive, GLOSSODIA

4 Bed | 1 Bath | 2 Car

Land size: 1.01ha

Contact Agent



4 Bosworth Street, RICHMOND

3 Bed | 2 Bath | 2 Car

\$1,050,000 - \$1,100,000



4 Castlereagh Rd, WILBERFORCE

4 Bed | 3 Bath | 2 Car

Land size: 1000sqm

NEW PRICE! \$969,000 - \$1,009,000



36 Tollhouse Way, WINDSOR

5 Bed | 2 Bath | 2 Car

Land size: 716sqm

\$1,200,000 - \$1,250,000



320 Macquarie Street, SOUTH WINDSOR

3 Bed | 2 Bath | 4 Car

Land size: 1012sqm

NEW PRICE! \$950,000 - \$1,050,000



1 Bellbird Cres, BOWEN MOUNTAIN

4 Bed | 2 Bath | 1 Car

Land size: 658sqm

\$635,000



11 Price Lane, AGNES BANKS

4 Bed | 4 Bath | 2 Car

Land size: 2.02ha

\$1,999,000

View Our Recent Sales



703 George Street, SOUTH WINDSOR

3 Bed | 2 Bath | 4 Car

Auction



13 Yellowgum Avenue, ROUSE HILL

4 Bed | 3 Bath | 1 Car

Land size: 450sqm

Just Listed



20 Doak Ave, LLANDILO

6 Bed | 2 Bath | 4 Car

Land size: 2.02ha

AUCTION



227 Fairey Road, SOUTH WINDSOR

4 Bed | 4 Bath | 6 Car

Land size: 2.02ha

\$1,890,000



16 Mccue Place, AGNES BANKS

4 Bed | 2 Bath | 2 Car

Just Listed



585 Chapel Hill Rd, SACKVILLE NORTH

5 Bed | 3 Bath | 6 Car

Land size: 2.71ha

AUCTION CANCELLED!!!



389 Terrace Road, NORTH RICHMOND

3 Bed | 1 Bath | 2 Car

Land size: 892sqm

Just Listed!



21 Church St, SOUTH WINDSOR

2 Bed | 1 Bath | 2 Car

Land size: 460sqm

Open Home Cancelled!!

Purchasing Steps

[Email an Agent](#)

MAKING AN OFFER

Buying a property is often the biggest financial decision that a person will make, and making an offer is a significant step in that process.

Be prepared before submitting an offer to the agent or vendor (seller) by understanding the sales process and what follows.

Obtain a copy of the sale contract as soon as possible and have it examined by either a licensed conveyancer or solicitor. Doing this before making an offer will save time if you need to make a decision quickly about whether to buy a property. Also, having your finance pre-approved before making an offer will help speed things up.

Offers can be made verbally or in writing. Putting offers forward in writing (eg. email) may help you keep track of negotiations and confirm why an offer wasn't accepted.

OFFER ACCEPTED, BUT ITS NOT YOURS YET

Once you make an offer, if you and the vendor agree on the price, you are one step closer to owning the property but it doesn't mean that you have finalised the sale!

Before exchanging contracts, the seller may negotiate with other buyers for a higher offer, even if you have made an expression of interest payment. If the seller accepts another offer and exchanges contracts with that party, any prospective buyer who misses out on the property (despite a verbal agreement) is gazumped.

COOLING-OFF PERIOD

When you buy a residential property in NSW, there is a 5 business-day cooling-off period after you exchange contracts. During this period, you may get out of the contract as long as you give a written notice. The cooling-off period starts as soon as you exchange and ends at 5pm on the fifth business day after exchange.

A cooling-off period does not apply if you buy a property at auction or exchange contracts on the same day as the auction after it is passed in.

You can waive the cooling-off period by giving the vendor a '66W certificate'. This is a certificate that meets the requirements of section 66W of the Conveyancing Act 1919. The certificate needs to be signed by your solicitor or conveyancer. It is also possible to reduce or extend the cooling-off period by written agreement with the vendor.

If you use your cooling-off rights and withdraw from the contract during the 5 business-day period, you will have to pay the vendor 0.25% of the purchase price. This works out to be \$250 for every \$100,000.

Sometimes, there are more buyers looking for homes than there are properties on the market. This is

called a sellers' market. In this case, you may want to organise a quick contract exchange. This way you can reduce the possibility of someone beating your offer and get your building and pest inspections done during the cooling-off period. You will still be able to back out if there is a problem. However, it is important to have the contract checked by your solicitor or conveyancer before you sign it.

If your solicitor or conveyancer has examined certificates from the appropriate authorities, a pest and building inspection has been done and your finance has been approved, then deciding to waive the cooling-off period could make your offer more attractive to the vendor.

BUYING PROPERTY AT AN AUCTION

An auction is a gathering of potential buyers who publicly bid for a property. It is usually conducted by an estate agent, acting as an auctioneer and governed by strict rules. Buying property at auction is very different to other property purchases. The bidding process is public and if the hammer falls and you are the highest bidder, you have to sign the contract right there and then. This means you must be sure you are bidding on a property that you can buy.

Become informed on key things to know before you start bidding.

AUCTION LANGUAGE

Understand the following auctions terminology:

Reserve price – before the auction, the vendor (seller) will set a price with the auctioneer that is the minimum price they will accept. If the reserve price isn't reached during bidding, the auctioneer will privately ask the vendor if they will sell at a lower price.

Passed in – if bids do not meet the vendor's reserve price, the auctioneer will seek more bids. If bids still do not meet the reserve, the property may be 'passed in' or 'withdrawn from auction'. The highest bidder then gets first right to negotiate with the seller.

Fall of the hammer – towards the end of the auction, the auctioneer will call for any final bids. Once there are no more bids, the auctioneer will count down the 'fall of the hammer', which will signal the end of the auction. No bids can be made after the fall of the hammer and the highest bidder is legally obliged to sign and exchange contracts.

HOW DOES AN AUCTION WORK?

To participate or bid at an auction, potential buyers must register with the vendor's agent and be given a bidder's number. The auctioneer oversees the bidding process. They take bids from potential buyers and keep track of the current bid price. Before auctioning a property, the seller will nominate a reserve price, which is usually not advertised. If the bidding continues beyond the reserve price, the property is sold at the fall of the hammer. If you are the successful bidder, you must sign the contract of sale and pay the deposit on the spot (usually around 10 per cent of the purchase price).

DIFFERENCE BETWEEN AN AUCTION AND PRIVATE SALE?

Auctions differ from private sales as there is **no cooling-off period:**

after the seller and buyer exchange contracts

if contracts are exchanged on the same day as the auction after the property has been passed in.

If you are bidding at an auction, you must be ready to exchange contracts and complete the sale.

Otherwise, you will lose your deposit and may be liable for any damages suffered by the vendor.

WHAT HAPPENS ON THE DAY OF AUCTION?

On the day of the auction, the property may be open for inspection, usually half an hour before the

auction starts. Use this opportunity to take a final look at the property, the contract and auction rules.

Agents must give all potential bidders a copy of the [*Bidder's guide*](#) before the auction. The *Bidder's guide* contains important information you need to know, such as how you register to bid and what kind of identification you must provide to register. It is important to know how to register as you cannot bid if you are not registered. Agents are also required by law to have a list of the following auction conditions clearly visible for all potential bidders:

- the highest bidder is the buyer, subject to any reserve price
- the auctioneer is entitled to make one bid only on behalf of the seller
- before the auction, the auctioneer must announce that the auctioneer is permitted to make one bid on behalf of the seller
- the auctioneer must announce immediately before, or in the process of making the bid, that he/she is making a vendor bid
- the auctioneer can refuse a bid that is not in the interest of the seller
- the auctioneer has no authority to accept a late bid (a bid after the fall of the hammer)
- if there is a disputed bid, the auctioneer is the sole arbitrator and makes the final decision
- the successful buyer's name must be given to the auctioneer as soon as possible.

Attend a few auctions as a spectator to become familiar with the auction process. If the price is getting too high, you need to be able to walk away. This may be one of your biggest decisions, so it is worth making the right one, and being as well prepared and informed as possible about buying property.

PRE-AUCTION OFFERS

Sometimes the vendor agrees to consider pre-auction offers, which you can make through an agent before the auction. The negotiation process is the same as buying by private sale.

WHAT CAN I DO TO PREPARE FOR AN AUCTION?

Before you bid at an auction, consider the following:

Do I know the market?

Research, research, and more research. When you have decided on the type of property you want, and what areas you are looking in, inspect as many similar properties as you can. Look at recent sales of similar properties. Go to auctions for similar properties. There are many upfront costs for preparing for an auction (eg. building report, strata report, pest inspection report). Research will help you better anticipate a property's likely sale price. This will help you avoid investing money upfront in checking a property's condition if you can assess that the property is likely to sell for a price outside of your range.

What kind of property am I buying?

Understand the differences between owning a house, and owning a property in a strata or community scheme. Each has different ongoing costs and obligations.

Am I ready to go ahead with the purchase?

If you are the highest bidder, you have to sign the contract, and there is no cooling-off period. If you cannot complete the contract you will lose your deposit. Before you bid at an auction, ensure you have:

- your finance unconditionally approved (not just pre-approved). Confirm with your lender the maximum amount you can borrow.

- enough money on hand to give a cheque for the deposit (this is usually 10%).

- thoroughly inspected the property and know the property's condition. This includes obtaining

professional building inspection and pest reports and reviewing any strata reports (if the property is in a strata scheme).

reviewed the contract with your solicitor/licensed conveyancer and are comfortable with its terms.

What is my maximum purchase price?

Before you go to an auction, you must know exactly what your maximum purchase price is. If you go over it and need to borrow more, you may have to pay for lender's mortgage insurance. This will affect your repayments and could go beyond your budget.

Is this a property I really want and can buy?

Be sure that the property meets your requirements and is one you can afford. Consider whether it is close to the amenities you need, any repair work needed, noise levels, if there is enough space, and if you can afford the repayments.

About Us



CHRIS WAITES

PRINCIPAL

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An established agent with a professional approach and a reputation built on integrity, Chris has built a reputation for sales excellence which is based on his consistent sales record, honesty, enthusiasm and a commitment to achieving premium results for his vendors.

Working as a market leader in this demanding sector has given him outstanding negotiating skills which ensure the best result possible for all parties involved. He has gained invaluable knowledge of all segments of the property industry, including residential and commercial, and is fully conversant with all financial aspects of the buying & selling process.

Chris ensures the First National Connect team shares its passion for real estate. Each highly-trained member is committed to carrying forth the highly valued expertise of Chris in marketing, business management, negotiating, creative thinking, and meticulous attention to detail. In addition, professionals specializing in advertising, design, photography, and public relations work together with the team's administrative staff and sales agents to ensure that each property gains optimal attention throughout the competitive Western Sydney market.

When it comes to buying or selling, you deserve the very best representation available. Whether you are a seasoned investor, a first-time homeowner, or looking for the perfect family home, you will find First National Connect Team has ingenuity, integrity, and efficiency to be valuable assets during your real estate transaction.

Disclaimer

First National Connect a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National Connect. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.