

Property Fact Sheet



Property Address: 53 Timbercrest Chase Charlestown NSW 2290

1. **How many years have you owned this property?** 11 years
2. **What attracted you to this property/area?** Loved the estate. Elevated spot and big blocks. Space and quiet but still close to schools, shops, Newcastle and lake.
3. **Property aspect:** ☐NORTH ☐SOUTH ☐EAST ☒WEST
4. **Property construction:** Brick and Colorbond.
5. **Name of Builder:** Montgomery Homes
6. **Age of property:** Built 2015 – 11 years.
7. **Size of property: Dwelling:** See floor plan **Land:** 753 m2 approx
8. **Frame construction:** ☒TIMBER ☐STEEL
9. **Insulation:** ☒YES ☐NO **Ceilings:** ☒YES ☐NO **Walls:** ☒YES ☐NO
10. **Type of floor coverings:** New carpet, tiles and timber stairs.
11. **Bedrooms:** 5
Walk in robes (which bedrooms): Main bed.
Built-ins (which bedrooms): 2 beds upstairs.
Ceiling fans (which bedrooms): 4 beds.
12. **Bathrooms:** 2 (+ Powder Room) **Locations:** Main upstairs. Ensuite Main bed.
Main Bathroom: **Shower:** ☒YES **Bathtub:** ☒YES **WC** ☒YES Separate
Ensuite: **Shower:** ☒YES **Bathtub:** ☒NO **WC** ☒YES
New vanity and mirror in ensuite.
Powder rooms: 1 **Location:** Near casual living. **WC** ☒YES plus basin.
13. **Total Toilets:** 3 **Location:** Main, Ensuite and Powder Room.
14. **Kitchen:** 1 **Location:** Open plan casual living area. Rear lower level.
Stove top: Age: ☒GAS ☐ELECTRIC
Oven: Age: ☐GAS ☒ELECTRIC
Bench tops: Caesar Stone.

15. Vehicle access to yard: ☐YES ☒NO Just to Vehicle bays and potential motor bikes etc through from opposite side of house.

16. Garages: 3

Specify location, age, type etc: Double garage and freestanding Shed.

Garage Auto doors: ☒YES ☐NO

Drive through garage to yard: ☐YES ☒NO

Internal access to property: ☒YES ☐NO

17. Caravan and Boat Bay: Tandem. **Location:** Side of home.

18. Outdoor & semi outdoor entertaining areas: ☒YES ☐NO

Specify location, age, type etc: Large Alfresco dining with gas bayonet BBQ plus a second concreted fenced area.

19. Ducted air conditioning: ☒YES ☐NO

Specify location of motor, age, type etc: Daikin 11years.

20. Solar: ☒YES ☐NO

Specify: 9 Panels and two batteries.

21. Town Gas: ☒YES ☐NO **Location of outlets:** Media rm, upstairs & Alfresco

22. Water Heating: ☒GAS ☐ELECTRICITY **Location:** Side of home.

23. Phone outlet locations: Casual living.

24. NBN Internet: ☒YES ☐NO

25. Foxtel: ☒YES ☐NO **Outlet locations:**

26. Rates per quarter approx: COUNCIL: \$610 WATER: \$290+ usage

27. Age of wiring: 11 years approx.

28. Age of plumbing: 11 years approx.

29. Pest and Building Inspections and or Treatments: Regular spray treatments. Pest and Building Report provided by Kingfisher Inspections
Ph: 024910 4004 Report available through the Real Estate Agent.

30. ☒Blinds ☒Fixed floor coverings ☒Ceiling fans ☒Dishwasher

☒Clothesline ☒Insect screens ☒Built in robes ☒Stove

☐Curtains ☒Light fittings ☒External antenna ☒Range hood

☐Pool equipment

Other inclusions:

31. Exclusions (not staying):

32. Additional information:

Offered for the first time since its completion in 2015, this quality Montgomery Home has been meticulously maintained by its original owner and is positioned on a generous 750m² block within the tightly held Apollo Grove Estate. Nestled in one of Charlestown's most sought-after family neighbourhoods, the home enjoys a peaceful setting just minutes from Charlestown Square, Lake Macquarie and Newcastle's renowned beaches.

Designed for modern family living, the spacious floorplan offers multiple living and entertaining zones across two levels, including a versatile theatre room that can easily serve as a guest bedroom or fifth bedroom. Exceptional outdoor spaces, an oversized freestanding workshop, double garage and a dedicated combined caravan and boat bay make this an outstanding lifestyle property, offering the perfect balance of space, comfort and practicality.

- Flexible family floorplan featuring four bedrooms, a theatre room or optional fifth bedroom, open-plan living and dining, plus an upstairs living retreat with study nook.
- Stylish Caesarstone kitchen complete with a 900mm gas cooktop, electric oven, dishwasher and pendant lighting.
- Spacious main bathroom with bathtub, new vanity and mirror in ensuite and a convenient downstairs powder room.
- Brand new carpet, new oversized feature entry door, porcelain tiled floors, decorative lighting and timber staircase.
- Ducted air conditioning, ceiling fans in four bedrooms, gas hot water, and a 9-panel solar system with two battery storage units.
- Large covered alfresco with gas bayonet for BBQ, second fenced entertaining area and a generous backyard with established low-maintenance gardens.
- Double automatic garage, oversized freestanding workshop and a dedicated combined caravan and boat bay, providing exceptional storage for vehicles, trailers and recreational equipment.
- Approximately 2.6km to Charlestown Square, 5.5km to Warners Bay Foreshore and Charlestown Golf Club & Driving Range, 10–15 minutes to Newcastle's beaches and around 20 minutes to Newcastle CBD

Disclosure: This information has been furnished by the vendor of the property. The agent has taken care to maintain its accuracy. We recommend you carry out your own investigation, should you have interest in the property. *Thank you. Alexandra Diktakis 0414 772 285*