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

Welcome

Thank you for your interest in 511/316 Charlestown Road, CHARLESTOWN.

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



511/316 Charlestown Road, CHARLESTOWN

Welcome to the Perfect Blend of Modern Living and Convenience!

PRICE GUIDE

This beautiful 2 bedroom unit, located at Alto Apartments, offers a comfortable and stylish lifestyle.
Main bedroom with ensuite for added privacy and comfort.
Enjoy the open plan kitchen and living area, perfect for entertaining guests or spending quality time with your loved ones.
Rest easy with a single secure car space and a storage cage to keep your belongings organised.
Stay cool in the summer and cozy in the winter with the split system air conditioning.
Located within walking distance to Charlestown Square, Charlestown Public School, and award-winning restaurants, you will have all the amenities and entertainment at your fingertips.
Do not miss this opportunity to make Alto Apartments your new home. Schedule a viewing today and experience the ultimate in comfort and convenience.

Contact us now to book an appointment!

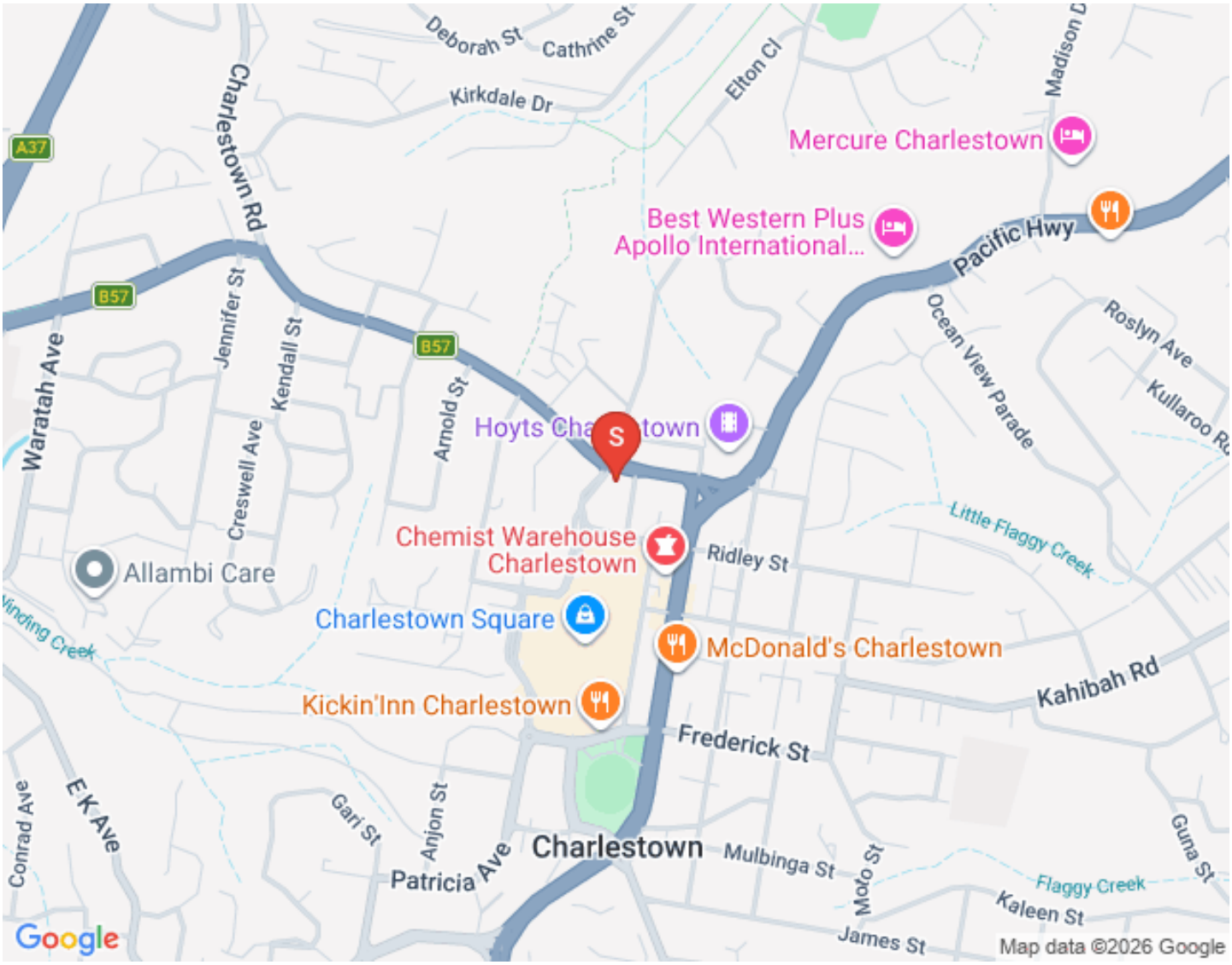
Apartment Features:-

- 2 bedrooms with built in robes
- Ensuite to the main bedroom
- 1 secure car space and storage cage 19m2
- Balcony 28m2
- Internal 106m2
- Total sqm 153m2
- 300mts to Charlestown Square
- 900mts to Charlestown Public School
- 3.3km to Dudley Beach

Council Rates: $213.00 PQ approx.
Water Rates: $727.00 PA + usage approx.
Strata Fees: $1,714.00 PQ approx.

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


Deborah St
Cathrine St
Kirkdale Dr
Elton Cl
Madison D
Mercure Charlestown
Best Western Plus
Apollo International...
Pacific Hwy
A37
B57
Charlestown Rd
Jennifer St
Kendall St
Waratah Ave
Creswell Ave
Arnold St
Ocean View Parade
Roslyn Ave
Kullaroo Rd
Hoyts Charlestown
Chemist Warehouse
Charlestown
Ridley St
Little Flaggy Creek
Allambi Care
Charlestown Square
McDonald's Charlestown
Kickin'Inn Charlestown
Kahibah Rd
Frederick St
Conrad Ave
E K Ave
Gari St
Anjon St
Patricia Ave
Charlestown
Mulbinga St
Moko St
Guna St
Flaggy Creek
Kaleen St
James St
Google
Map data ©2026 Google

Around The Area

Charlestown is a suburb of the City of Lake Macquarie, New South Wales, Australia, and the largest town within the City. It is approximately 10 kilometres (6 mi) west-south-west of the central business district of Newcastle. Charlestown has the largest business centre within the Lake Macquarie city, with a greater turnover than that of the neighbouring Newcastle CBD. The suburb serves as the district's transport hub.

Where is? - Around Charlestown

Schools
- Charlestown Primary School—15 Frederick St, Charlestown
- Charlestown South Primary School—18 Gari St, Charlestown
- Charlestown East Primary School—90 James St, Charlestown
- Whitebridge High School – Lonus Avenue, Whitebridge

Cafes, Restaurants and Take Away
- New Shanghai Chinese Restaurant—Charlestown Square
- The Mattara Hotel—333 Charlestown Rd, Charlestown
- Mama-P Health Foods – 2/142 Pacific Highway, Charlestown

Shopping
- Charlestown Square (Aldi, Coles, Woolworths)— 30 Pearson St, Charlestown
- Hiltop Plaza – 324 Charlestown Road, Charlestown

Parks
- Charlestown Dog Exercise Area- 113/115 Dudley Road, Charlestown
- Attunga Park Public Playground – 17 Fredrick Street, Charlestown

Source: **https://www.whereis.com/**

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Comparable Sales

708/316 CHARLESTOWN ROAD, CHARLESTOWN

3 Bed | 2 Bath | 2 Car
$675,000
Sold on: 01/11/2021

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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

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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

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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

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.