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Welcome

On behalf of the Vendors and First National Real Estate Burnie thank you for your interest in , .

Purchasing business real estate can be a very exciting process, however it can also be confusing time for the prospective buyer. This eBook has been prepared to supply you with as much information as possible to help with your buying decision. With days on market of less than 30 days it is imperative that you inform us of your interest to allow us to keep you constantly informed of the progress of the sale - so you do not miss out.

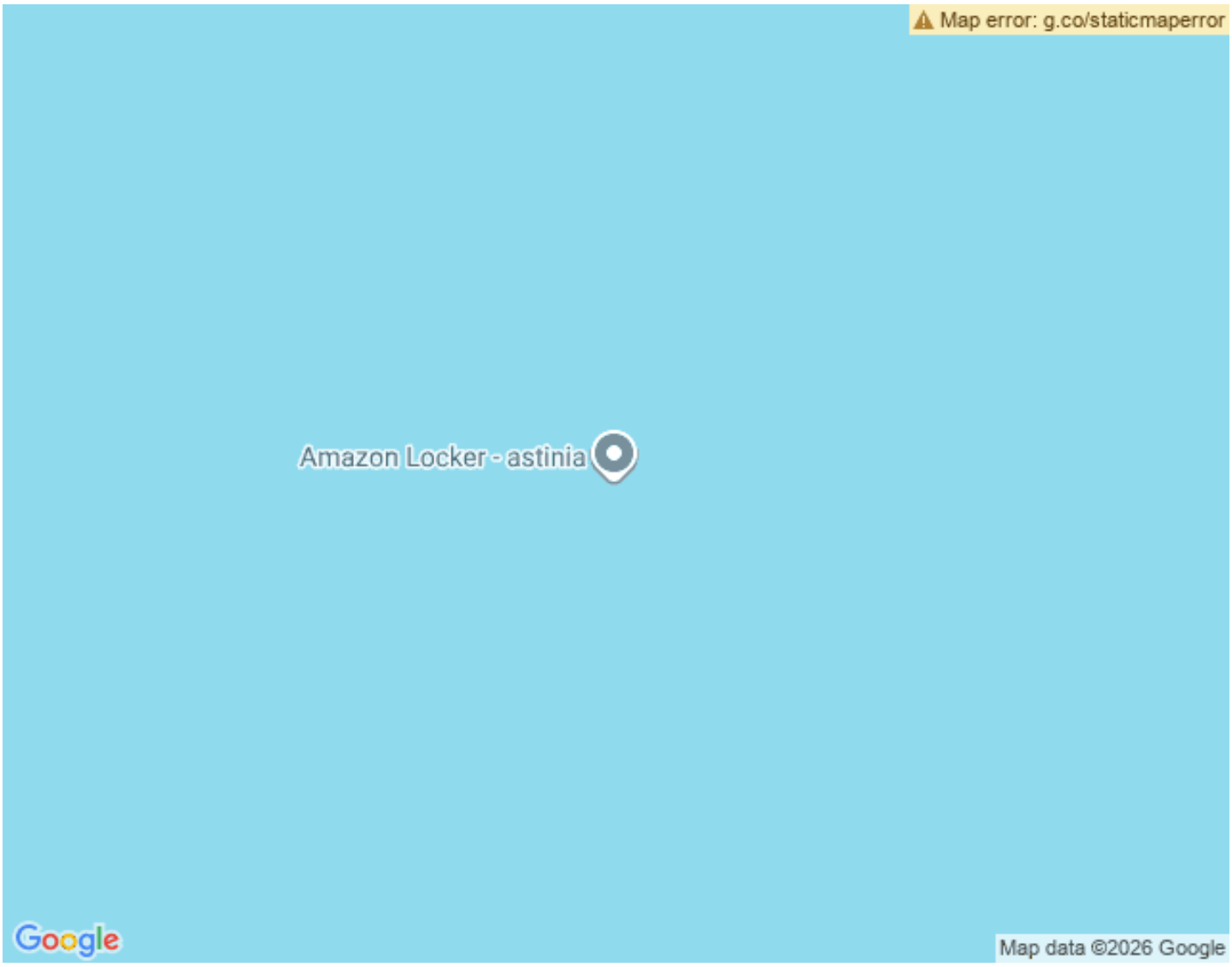
We look forward to solving your housing needs soon.

With thanks
First National Burnie Sales Team

Property Details

,

PROPERTY TYPE	LAND AREA	FLOOR AREA


Map error: g.co/staticmaperror
Amazon Locker - astinia
Google
Map data ©2026 Google

Virtual Tour

Virtual Tour

Technology has changed the way people shop for homes. No longer do you have to actually show up, in person, to inspect a home you are interested in buying. With 3D virtual tours, you can inspect a property without leaving your home. 3D virtual tours allow you to move from room to room in a truly immersive experience. Our properties are open 24/7!

See a live tour of .



Tour not found

DOWNLOAD SAMPLE PHOTOS

Virtual Tours Creator © 2017. All Rights Reserved

Video Link

Property Information

Property Details

Title Reference: Volume 197346 / Folio 1
Property ID: 6183960

Outgoings

2021/2022 Rates - $TBA per annum
Tas Water Service Fixed Charges - $TBA per annum approx? + usage charges
2021/2022 Land Tax- $TBA per annum

Documents & Useful Links

Please have a look through the relevant document links below.

Should you have any questions, don't hesitate to call.

Floor Plan
Inventory
Improvements

Calculators

When you’re looking to buy real estate, either as an investment or as your home, plenty of financial questions come up, such as how much can I afford to borrow, how much will my home loan repayments cost, how much stamp duty will I have to pay, and what if I can afford a little extra with my repayments… how much sooner will I have repaid my loan? First National Real Estate’s range of financial calculators has been designed to help you navigate through the complex world of mortgage and investment scenarios to help you find fast answers to your questions.

Calculators

Purchasing Steps

Purchasing residential real estate can be a very exciting process, however it can also be confusing time for the prospective buyer. As you may already be aware, different agencies usually have different sets of rules and standards, so we would like to inform you of the buying process should you decide to purchase a property through First National Burnie.

With technology integrated in our website, making an offer on one of our listed properties is now quick and easy.

Click on '**Buying**' in the menu and the '**Sales Listings**' tab
Select the property you're interested in and follow '**Make an Offer**'
You can either Make an Offer immediately or go through the '**Prepare to Buy**' resource that'll act as a checklist for everything you need to get ready (organising your finances and legal representation). When you're ready to submit your offer, you'll confirm your mobile number with a verification code that's sent through our secure system.
Next, it's time to put in your offer for the property. Enter the amount, followed by your settlement date preference. Select a timeframe between 30 to 90 days or a specific date.

Tip

Property owners receive all types of interest – some genuine, some not. Some people submit verbal offers to test the possibility of a sale, but do not actually stay true with their offer.

This can lead to frustration and concern for the owners as they try to assess who is actually a genuine buyer. The best way to present a strong offer for the purchase of property is to make it on a formal contract document. A verbal offer is not legally binding and should not be relied upon by either party. This clearly demonstrates to the vendor that you are serious about your offer.

Also be aware that if making an offer, never assume that your agent or the property owner will come back and forth to you – and you should take the approach that your first offer may be the only opportunity you get to obtain the property.

A willing seller may not wish to wait around and may accept a reasonable offer from another buyer.

Once an agreement on price, settlement, conditions, etc has been reached and signed by all parties, the sale can proceed.

Option 1: conditional contract

A conditional offer is when you offer to buy the property only if

General Tips

If you want to make an offer, be certain that you can follow through by having the following items confirmed:

- A pre-approval of finance from your bank or lending institution
- Your own property sold, or at least assessed for value and possible sale time
- You have a solicitor or conveyancer selected
- Determine how you will be paying the deposit and associated costs eg stamp duty
- An idea of settlement times required before you take possession.

Building reports

Before you purchase any property it is important that you consider organizing a building report from a qualified building inspector so you know if there are any structural defects with the property and what they might cost to fix. This will be at your expense and can vary anywhere from $500-$800. We recommend if you proceed with a building inspection that you make it a condition in the contract. Most people are shocked with the report they receive on the home, and most times misinterpret the report, e.g. the home is 24 years old and … is in need of new roof tiles. Roof tiles last approximately 25 years and need replacing on every home at that age. The point

Add optional conditions if you have any
The next page will present your information, like a checklist to keep track of everything you need.
Fill in your finance and legal details under 'Getting Organised'
Add any information about other buyers, such as a partner
To confirm your identity, you'll be asked to fill in your address, date of birth, and license number
Check the 'I agree to online identity verification' box
Agree to the Terms and Conditions
Click 'Ready to Send Your Offer?'
And congratulations!

And it's as simple as that. The great part about this system? You can update or make changes to your offer at any point. Just log back in to increase your offer, add a family member or adjust the T&Cs. It's a nimble, streamlined process for submitting an offer for a house, so you can improve your chances of success.

certain conditions are accepted by the vendor. These must be listed on the Contract of Sale. For example, your offer may be conditional on arranging finance. If finance cannot be arranged within a certain period of time or the amount you require to complete the purchase, the offer becomes void. For your own protection, you should nominate a specific lender as your source of finance. Leaving out a nominated lender or having open-ended finance conditions on the contract may force you to take up finance at substantially higher rates, perhaps shorter terms, and from a lender you would not prefer to deal with.

If you are wishing to seal a deal, it is important that you understand the commitment level required by both the purchaser and vendor.

Option 2: unconditional contract

An unconditional offer is when you offer an amount to buy the house as listed (with or without drapes, fixtures, etc) without adding or negotiating any other conditions and makes both parties committed to an instant, legally binding relationship. There is no turning back.

to remember here is that all homes at one time or another require maintenance, and that this is known as a capital improvement on the property.

Summary

Preparation is the key. Understand your rights and have everything in place. If you follow the advice in this document and First National Real Estate's Home Buying Guide, along with that of your solicitor/conveyancer and your First National Burnie agent, you will be on your way to securing the right property for you. Whether you are considering purchasing property in the near future, or are currently in the process of buying a property through another company and in need of advice, please feel free to call any of the First National Burnie sales team with any questions that you may have. We will be happy to assist you.

(Please keep this information on file, you will find it helpful during the sales process as a reference guide).

Make An Offer

It can be prudent to submit a Notice of Offer to Purchase to signal your interest.

This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding.

Furthermore, you may withdraw your offer at any time **before** signing a contract of sale document.

Contracts of sale may also be subject to a two-day cooling-off period (exercisable by the purchaser)

Click on the link below to submit your offer. You will be directed to the property web page, Click on the **MAKE AN OFFER** button towards the bottom of the page to complete and sign your offer online.

Make an Offer

You may also like to inspect

Conveyancing | Building

Conveyancing

El Conveyancing

EL Conveyancing are property transfer specialists and offer friendly and efficient service at a competitive price. They are are a fully licensed conveyancing practice offering a dedicated conveyancer who will manager your file from start to finish while keeping you fully informed of the process throughout.

P: 03 6334 4808
M: 0419 363 747
E: info@elconveyancing.com.au
W: https://elconveyancing.com.au/

O'Rourke & Kelly Solicitors

Conveyancing done by legal professionals who can answer your questions and give you legal advice.

P: 03 6424 4633
E: anthony@orourkekelly.com.au
A: 20 Rooke St, Devonport TAS 7310

Building

Secure Inspect

M: 0438 082 012
W: https://secureinspect.com.au/

IPI

M: 0419 362 839
E: tom@ipi.net.au
W: https://www.ipipropertyinspections.com.au/

Thinking of Selling?

Book an appraisal

We make it simple!

Selling your home with First National Real Estate Burnie is as simple as it is seamless.

Many people have benefited from our team’s extensive experience, real estate know-how and commitment to We know sales, we know the area, we have a fantastic team... but it's not so much about homes as it is about people. This is our point of difference and the refreshing change that our clients appreciate long after their property has been sold.

Don't just take our word for it...

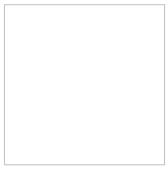
Property Management Done Right

Most property management teams have it wrong – they just focus on collecting rent and telling you what you want to hear.

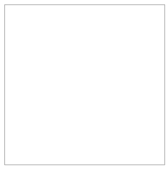
Property investment should be easy. You invest. You earn a return. Simple. Your property manager should take care of everything in between.

You are a savvy investor and we are savvy investment portfolio managers. At First National Burnie, we understand the needs of property investors. And we go to great lengths to ensure those needs are met. After all, client satisfaction has always been - and always will be - the secret to our success.

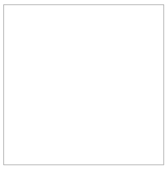
We think no other property management team in Burnie, Somerset and the surrounding areas is better placed to assist you with your investment goals. Here is why:



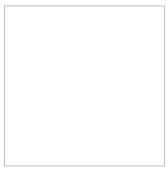
Info when you need it
Real time & responsive



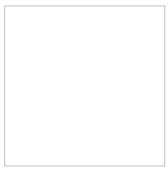
Team of experts
Our specialised service



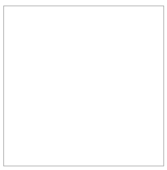
Quality Maintenance
Streamlined and easy



The Best Tenants
High quality candidates



Regular inspections
Photos, checklists & more



Cleared funds to your account
Weekly / monthly disbursements

Please feel free to reach out to Deanne Lamprey to arrange an obligation free presentation of our services.

Call **eMail**

Do you currently own an investment property?

If so, we can provide you with important information from our investor support service including the

current rental environment in our market.

We would love the opportunity to discuss how we are currently helping rental property owners maximise the return on their investments.

In the meantime, feel free to drop by our site and visit our website as an introduction to our Property Management services.

We look forward to helping you further.

Deanne Lamprey
MANAGING DIRECTOR

Request Property Management eBook

Meet Your Property Services Team