



## PROPERTY PROFILE

51 Jutland Avenue  
Tuross Head NSW 2537





# WELCOME

## ABOUT THE AGENTS

### Lyne Gatty

Since moving to Tuross Head in 1981, Lyne Gatty has been managing & selling Tuross Head property for over 35 years.

Lyne Gatty is an experienced, fully licensed & fully accredited real estate agent with a reputation for being down to earth and getting the job done. Offering a fresh approach and with extensive knowledge of the local market all clients are assured of personal and professional service everytime.

With enthusiasm and a commitment second to none Lyne Gatty's well respected reputation is your guarantee of specialised service and advice.

### Jay Gatty

Born, raised & living right here in Tuross Head makes Jay Gatty as local as it gets! Some would argue that Jay begun his career in Real Estate as a child, spending copious amounts of time in the office with both Real Estate Agent parents who lived, breathed and talked Real Estate 24/7.

Jay has a solid understanding of all things Real Estate having gained his qualifications in Sydney in 2007.



## AGENT CONTACT

**Lyne Gatty**

PRINCIPAL

**Licensed Real Estate Agent**

Lyne Gatty Real Estate

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[www.LyneGattyRealEstate.com.au](http://www.LyneGattyRealEstate.com.au)

## PURCHASING DETAILS

### PRIVATE TREATY SALE

Listing Price  
**\$439,000**

### INSPECT

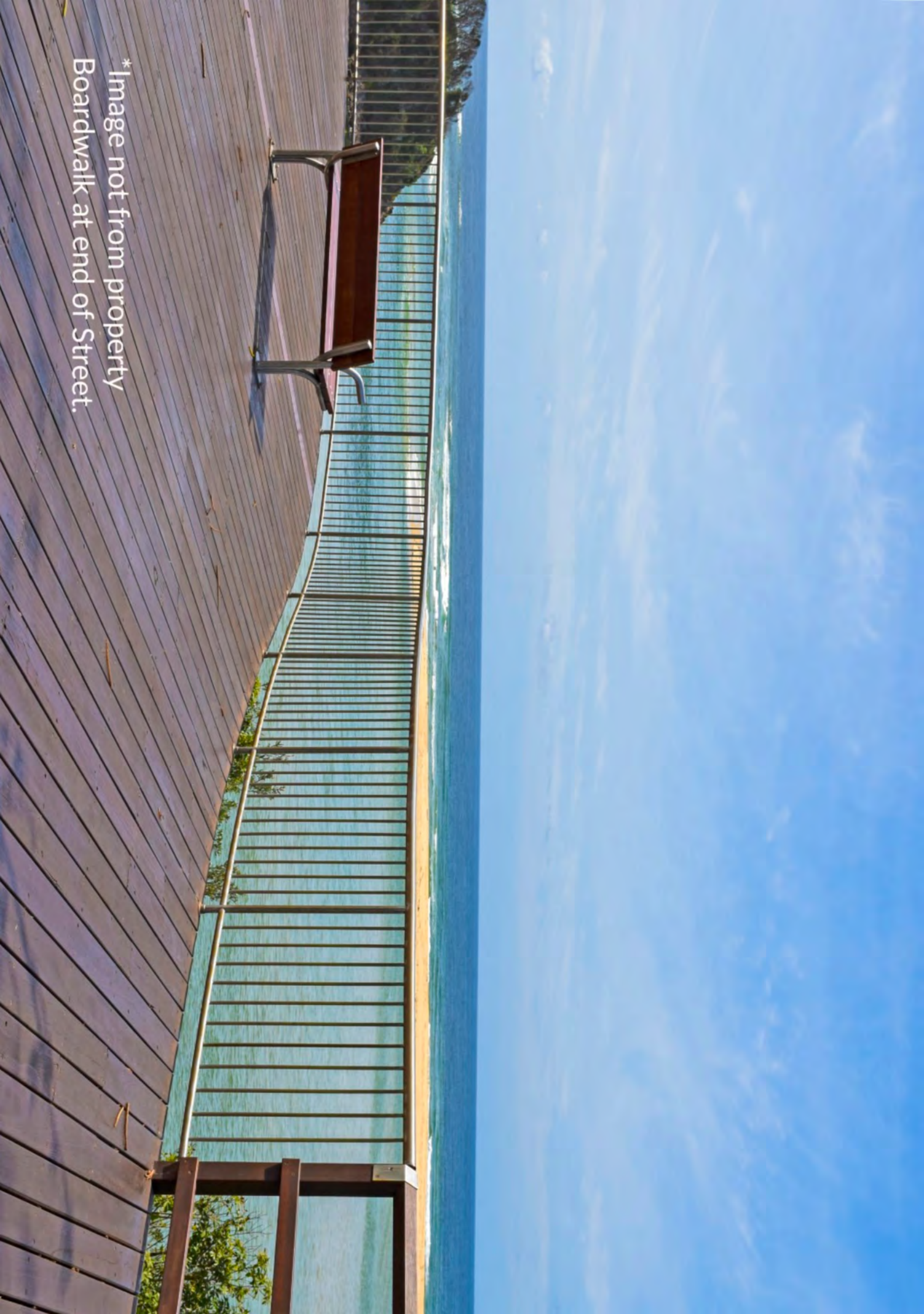
Private Viewings Invited  
by appointment

### PURCHASE DETAILS

Offers to Purchase can  
be made in writing to  
Lyne Gatty Real Estate  
5/38-50 Evans Road,  
Tuross Head, NSW, 2537  
or via email to  
[mail@lynegattyrealestate.com.au](mailto:mail@lynegattyrealestate.com.au)

All information contained herein is gathered from sources we believe reliable, however we cannot guarantee its accuracy and interested persons should rely on their own inspections and enquiries.





\*Image not from property  
Boardwalk at end of Street.



# LAND – Ready to build!

## 51 Jutland Avenue , Tuross Head

***"Sitting pretty in the heart of ever popular 'Old Tuross' is this very desirable parcel of land."***

**With a 20 metre frontage & overall size of 1189m<sup>2</sup> this block with laid back kerb & guttering is cleared & ready to build your dream home.**

**The land is located less than 100 metres from the fabulous village boardwalk, scenic Tuross entrance & directly opposite Eva Mylott Reserve.**

**With mature street scape trees & well maintained neighbouring properties this area of beautiful Tuross Head offers village charm with a cool coastal vibe.**

**The boatshed precinct, Tuross Lake, Lavender Bay boat ramp & a choice of swimming beaches are all within easy access.**

**Services including town water, electricity & sewerage are available & there is no time limit to build.**

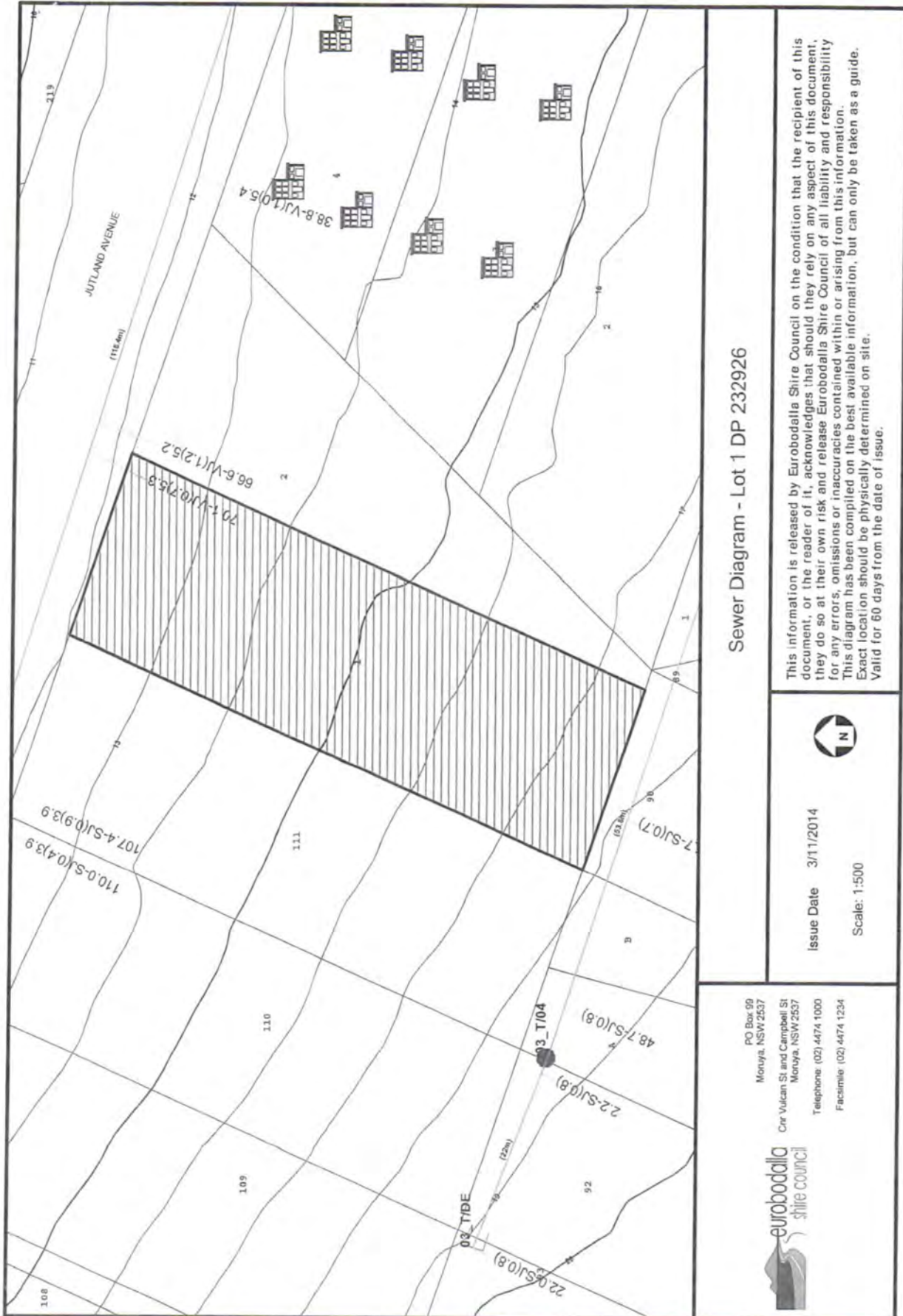
**Inspection is recommended & we suggest you park the car & take a stroll around the area to fully appreciate the location.**

**No time limit to build. Be quick to stake your claim. All enquiries welcome.**

**Eurobodalla Shire Council Rates - 2019/2020: \$2730.00**



# Site Plan









# TUROSS HEAD

## ABOUT TUROSS HEAD

Tuross Head is a gem on the south coast of New South Wales. It is approximately halfway between the townships of Moruya and Narooma, a few kilometres off the Princes Highway. At the latest census, Tuross Head had a population of 2,241 people.

Tuross Head has always been a popular destination and some of the reasons from buyers are:

- Natural Serenity & Beautiful Waterways
- Fishing & Boating facilities
- Pristine Beaches & foreshores
- Great sense of community spirit
- Quiet & off the highway!
- Water views from all over town
- Value for money
- 5.5km of walking and cyclways - very popular with walkers, cyclers & dog lovers.

## LOCAL FACILITIES

- Supermarket
- Butcher
- Pharmacy
- Post Office
- Hairdressers & beauty salon
- Vet Clinic
- Bottleshop
- Take-away food outlets
- Club Tuross
- Tavern + Function Room
- Newsagents
- Cafes & Restaurants
- Boatsheds

## CAFES, RESTAURANTS

- The Picked Octopus & Thai Takeaway
- Buffers Kitchen
- Sales @ Tuross
- Tern-inn Cafe
- One Tree Tavern
- Tuross Head Boatshed Cafe
- Oceanview Brasserie (Country Club)
- Tuross Chinese & Vietnamese

## SPORTING FACILITIES

- 4 Grass tennis courts (floodlit)
- 9 Hole golf course
- 3 Bowling greens
- Sporting Oval





# 6 STEPS TO BUYING A HOME

How exciting... you're looking to buy real estate!

We're here to guide you through the process and help you achieve the best possible outcome.

As you're probably aware, laws, rules and guidelines can differ greatly from place to place, but we find a little information and knowledge can go a long way to helping us deliver a better real estate purchasing experience. This guide is designed to give you a buying checklist so you know what's important and what lies ahead on your purchasing journey.

Sooner or later, you'll find yourself making an offer or bid to purchase. Knowing more about how this works will help reduce stress and anxiety. Knowledge is power.

To help streamline the process and quickly get you familiar with what's required, the following 6 steps don't cover every possible contingency but will tick the big boxes on your way to making an offer and signing a contract.

## STEP 1

### PROVIDE (IN WRITING) YOUR AGENT WITH FULL DETAILS INCLUDING...

- The actual purchase price you will be offering for the property.
- The method by which you choose to pay the deposit.
- The settlement period you require or what the seller has stipulated.
- The name and contact details of your legal representative
- The name of your bank or financial lending institution.
- Any special conditions or requests required

## STEP 2

### CONFIRM YOUR TIME FRAME AVAILABLE TO COMPLETE ANY INVESTIGATIONS

Do the purchasing terms include conditions such as an offer deadline date or the expiry date of a pre-approved mortgage.

## STEP 3

### DECIDE IF YOU ARE GOING TO OBTAIN A PEST OR BUILDING REPORT

- Before committing to your purchase, it may be prudent to secure a Pest or Building Report from a qualified inspector.
- This should note defects of the home and is different from the feature brochure or fact sheet you received from our agency.
- Potential buyers are sometimes surprised with the report they receive and can fall for the trap of misinterpreting basic and obvious issues. For example, an older home may need a new roof in the near future.
- The point to remember here is that obviously, all homes require maintenance sooner or later.

## STEP 4

### NOTIFY YOUR BANK OR FINANCIAL INSTITUTION OF YOUR PURCHASE ADDRESS & DETAILS

- A pre-approval of finance from your bank or lending institution needs to be in place before safely proceeding with your property purchase, however many banks will approve you in principle yet require a valuation before giving you the green light.
- Don't be alarmed if your bank or lending institution requests a valuation. This is normal practice for lending institutions. Naturally, they are looking to ensure your borrowed amount is below the actual value of the property to safeguard their loan to you.
- If you're intending to buy at auction, you'll want to make sure your loan is a sure thing. An auction contract is unconditional which means that if you are the highest bidder on the day and sign a contract, you are waiving your right to any conditions.

## STEP 5

### DON'T FORGET TO ALLOW FOR GOVERNMENT TAXES AND DUTIES IN YOUR FINAL NUMBERS

- If you're unsure about purchasing costs, let us know and we'll give you an estimate as they relate to this area.

## STEP 6

### MEET WITH THE AGENT AND PROVIDE ALL DETAILS FOR SIGN OFF WITH THE OWNER

- Once agreement on price, conditions and the settlement or closing period has been reached with the property owner, the sale can proceed.
- An exchange of contracts is the only way to actually buy and sell real estate. This is achieved by buyer and seller signing a contract of sale.



## IN SUMMARY

Knowledge and preparation is key. Understanding these important steps is essential to reaching your property purchasing goals. Whether you're considering making an offer on this property or another in the near future, I want you to know that I'm here to help. Please feel free to contact me with any questions.

We're here to eliminate obstacles and clear the way for a stress free purchase. We believe buying real estate should be a rewarding journey and we're looking to delivering a great buying experience with advanced local knowledge, industry-best support and outstanding client care.

## SELL FIRST OR BUY FIRST

By the way, if you need to sell a property to allow this purchase, you have options. We find that establishing an accurate idea of what your current property is realistically worth will give you confidence with your next move. We have a well-established track record for supplying clients with an accurate comparable market analysis which we can complete at short notice. We can also give you specific suggestions on the most cost effective ways to enhance potential value and which areas of your property to focus on. This is a complimentary client service and there is no on-going obligation.

*We're here to guide you  
through the process  
and help you achieve  
the best possible  
outcome.*







**Lyne Gatty**  
LICENSED REAL ESTATE AGENT

***Lyne Gatty Real Estate***

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***OPEN 7 DAYS***