

THE THORNTON GROUP

ESTATE AGENTS

Fast Facts

Address	7 High Street, Marmong Point NSW 2284
Auction	On-site Sunday 29 November 2026 at 12:30pm
Price Guide	Guide \$950,000
Settlement Period	Earlier of 5 weeks from contract date or 21 days after notice of registration of the Transmission Application (Special Condition 49) - subject to Grant of Probate
Flexibility of settlement date	Can be considered for a date after probate is granted. Cannot be done before
Subject to existing tenancies	No - Vacant possession
Lot number	Lot 57 DP 263013
Age / Year built	C1983 (Council approval ZBA 1227/1983)
Bedrooms	4
Bathrooms	2 (main bathroom + ensuite)
Car parking	1 - Single lock-up garage with internal access (6.66m x 2.99m) + driveway space
Land size	627 m ²
Land Dimensions	F 15.58m x R 15.585m x L 41.89m x R 41.89m (per DP 263013)
Floor area (approximate)	approx. 140 m ² internal living (per floor plan)
Modifications	Brick veneer dwelling addition 1985 (ZBA 3185/1985); timber deck, ramp & awning 2002 (DA 142/2002, CC 107/2002)
Zoning	R2 Low Density Residential (Lake Macquarie LEP 2014)
Flood prone land	No - not within the flood planning area (s10.7 planning certificate)
Bush fire prone land	No (s10.7 planning certificate)
Heritage listing	Not heritage listed
Development Applications	ZBA 1227/1983 - Dwelling; ZBA 3185/1985 - Brick veneer dwelling addition; BC 548/2001 - Building certificate; DA 142/2002 & CC 107/2002 - Dwelling additions (timber deck, ramp & awning); TA 171/2015 - Remove 4 trees
Planning controls	Lake Macquarie LEP 2014 & DCP 2014; 450 m ² minimum lot size; 8.5m maximum building height; Acid Sulfate Soils Class 5; Geotechnical zones 4 & 6; not in a mine subsidence district
Water source	Mains (Hunter Water)
Gas source	None - not connected
Exterior construction	Brick veneer (timber frame) with fibre-cement sheeting; tiled pitched roof with sheet-metal flat roof sections
Solar system	No

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Hot water heater type	Vulcan mains-pressure electric storage, 160 L rated delivery (165 L static capacity); model 66116007; serial 05788303; manufactured 30 November 2015; 3.6 kW
Air conditioning and heating	Daikin reverse-cycle split systems: family room - model FTY60GAV1A, 6.15 kW cooling / 7.16 kW heating (230 V rating), serial 3902688; lounge room - Daikin heat-pump split system, indoor model FTXS60GVMA, serial E000389; no separate heater recorded
Ceiling fans	All four bedrooms, living room, meals area and family room
Gas bayonets	None
Cooking type and appliances	Westinghouse electric wall oven, model WVE612SCP (2.3 kW), serial 247 91478; Bosch four-zone black-glass electric cooktop (model not visible); Stirling stainless-steel dishwasher, model STR-DWSS14 / 706015
NBN connection	Fibre to the Premises (FTTP)
Additional features	North-facing alfresco deck (2.79m x 5.05m) with covered patio below (4.68m x 3.16m); garden shed (2.94m x 2.06m); fully fenced lawned yard; renovated kitchen; main bedroom with ensuite in its own rear wing; built-in wardrobes; garage door remotes (x2); skylights in family room, dining room and lounge room; outdoor roller blind on the western window of the middle bedroom
Estimated rental yield	\$800 per week; 4.38% approximate gross yield before expenses (based on \$950,000)
Council rates (approximate)	\$2,346.69 / year
Water rates (approximate)	\$900.36 / year fixed charges (approximate; excludes usage)
Nearby schools	In-Zone: Booragul Public School (K-6), Lake Macquarie High School (7-12). Private: St Paul's Catholic College Booragul (7-12), Holy Cross Primary Glendale (K-6), St Joseph's Primary Kilaben Bay (K-6), Charlton Christian College Fassifern, Macquarie College Wallsend
Close by	Marmong Point Marina 2 min (950m walk) · Booragul Station 5 min (direct rail to Newcastle & Sydney) · MAC yapang & Awaba House, Booragul foreshore 5 min · Stockland Glendale 10 min · Speers Point Park 10 min · Warners Bay foreshore 15 min · Charlestown Square 20 min · Newcastle CBD 30 min · Redhead Beach 30 min · Merewether Beach 30 min · Hunter Valley Vineyards (Pokolbin) 50 min · Sydney (Wahroonga) 85 min

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All parties should rely on their own investigation to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however we do not accept any liability for any inaccuracy or misstatement.