

# BUYERS GUIDE

BREAKFAST POINT





8 Magnolia Drive  
Breakfast Point, NSW 2137 Australia  
Telephone: 02 8765 9800

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*This comprehensive booklet will guide you from start to finish with buying your new home or investment in Breakfast Point, keeping you in the know right through to settlement.*

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## OFFICE PROFILE

At Breakfast Point Realty, our dedicated principal and highly experienced team believe in the true meaning of the words personal service. By choosing to work exclusively within the borders of Breakfast Point, with an emphasis on doing the job properly right from the start, we can offer you attention to detail and the very best of service.

Alison Beveridge offers clients a fresh approach to real estate from the moment she opened the doors of Breakfast Point Realty in July 2003. With intimate knowledge of the Breakfast Point development we are in the best position to sell, lease and manage property within its borders.

Our business philosophy is simple, we do it right the first time, with close attention to each client's individual needs. Our approach reflects the mood, pace and feel of our clients and we work hard to maintain the unique character of Breakfast Point.

We aspire to build strong relationships with our clients. It is important to us that our clients feel informed, valued and acknowledged in a relaxed non-threatening environment. Our aim at Breakfast Point Realty is to have you want to come back to us every time you need a real estate agent.



# OUR TEAM

We make it happen...

Quite simply, an Effective Business Unit is a team-based approach to working, where each member of the team is able to focus on their key strengths. An EBU draws only upon the skills required, with six professionals working towards the common goal of selling your home.



**Alison Beveridge**  
Principal



**Cilla Green**  
Property Specialist



**Nicholas Pagano**  
Property Specialist



**Stephanie Galante**  
Property Specialist



**Rose Zhao**  
Property Specialist



**Alexia Martinez**  
Marketing Manager



**Elisa Cittadino**  
Sales and  
Administration  
Coordinator



**Anne O'Dell**  
Head of Property  
Management



**Leanne Ford**  
Senior Property  
Manager



**Francesca De Martin**  
Property Management  
Associate



**Cristina Newberry**  
Business  
Development  
Manager and  
Leasing Agent



**Maria Barbagallo**  
Accounts Manager



**Kylie-Anne Cleary**  
Office Support

# STEPS FOR BUYING

1

## **STEP 1** **Arranging Your Mortgage**

Before you begin your property search, it is advisable to arrange your finances and, if required, have a mortgage agreed in principle. This will confirm how much money you will have to fund the purchase, which will ultimately influence your property search.

2

## **STEP 2** **Register Your Interest**

To register with us either by calling us on 87659800 or visit our office where you can discuss your property requirements with one of our sales specialist. You can also register your interest about a specific property online if you are short of time. With an extensive range of properties to choose from you can be rest assured we have just what you're looking for.

3

## **STEP 3** **Finding the Right Property**

Once we have a clear understanding of your requirements you will receive a selection of properties that match your criteria. We can also keep you constantly up-to-date via email when the latest properties become available and our weekly open homes. We can also advise you of listings before they hit the open market.

4

## **STEP 4** **Making an Offer**

Once you have identified a suitable property we will put your offer forward to the seller both verbally and in writing stating any special conditions of the offer. (Refer to Offer Submission Form on page 12). There are no legal obligations on either side until contracts are signed.

5

## **STEP 5** **Instructing a Solicitor**

The successful purchase of a property can be reliant on the instruction of an efficient and experienced solicitor. It is a good idea to use a solicitor who knows the area that you're moving to and specialises in conveyancing. We have a selection of tried and tested solicitors that are experts in property who we would be happy to recommend. Refer to page 17.

6

## **STEP 6** **Offer Agreed**

Once your offer is accepted we will do the following:

- Write to all parties to confirm the agreed price  
Ask you to confirm your solicitor's details
- Prepare a sales advice and issue to your solicitor/ conveyancer
- You will now need to instruct your solicitor to proceed with the conveyancing process and your mortgage broker to proceed with your application.





#### **STEP 7** **Conveyancing**

As part of the conveyancing process your solicitor will have 5 business days to under take the following:

- Raise any enquiries on receipt of the draft contract from the seller's solicitor
  - Request their own local searches
  - Agree on a date for exchange of contracts
- We will assist your solicitor and negotiate throughout the process, keeping you informed every step of the way.



#### **STEP 9** **Pre Settlement Inspection**

Within the week of settlement day it is advisable that you do a final inspection before settlement takes place. This is to ensure that the property is in the same condition as when you last inspected it, and that all inclusions are as per the contract you signed.



#### **STEP 8** **Exchange of Contract**

Exchange of contracts generally occurs within 1-2 days of offer and acceptance and receipt of your 0.25% holding deposit. An immediate exchange will change the status of the property to "under offer" and safe guard against gazumping. Once the contract has been signed by both parties the deposit paid, a 5 day cooling off period will be granted allowing your solicitor to peruse the contract and conduct strata searches. Upon the expiry of the cooling off period the balance of 10% of the purchase price will be paid to Breakfast Point Realty and held in our Trust Account or a high interest bearing account (upon instruction) until settlement. The completion date is then set by mutual agreement.



#### **STEP 10** **Completion/Settlement**

Completion is when the residual monies (usually 90%) are transferred from your solicitor to the seller's solicitor's Keys are released upon receipt of the "Order on the Agent" from vendor solicitor confirming final settlement,







# THE COUNTRY CLUB

*A world-class athletic centre coupled with a luxurious and relaxing gathering spot. Situated high upon a hill with a commanding view of the harbour and the Sydney skyline.*

- Lap pool
- Spa, sauna & steam room
- State-of-the-art gymnasium
- Five tennis courts
- Lagoon pool
- Café style kiosk
- Outdoor decks
- Library
- Dining areas
- Indoor lounge

<https://breakfastpoint.info/country-club/>

View Available Activities on at the Country Club

72 Village Drive,  
Breakfast Point  
NSW, 2137  
Phone 02 8765 6900

# THE VILLAGE CENTRE



Where shopping is a pleasure  
Conveniently located to all  
precincts, the Village Centre  
is a picturesque area of  
Breakfast Point that provides  
all the daily essentials and  
makes life just a little bit easier.



## *"Everything you could possibly need"*

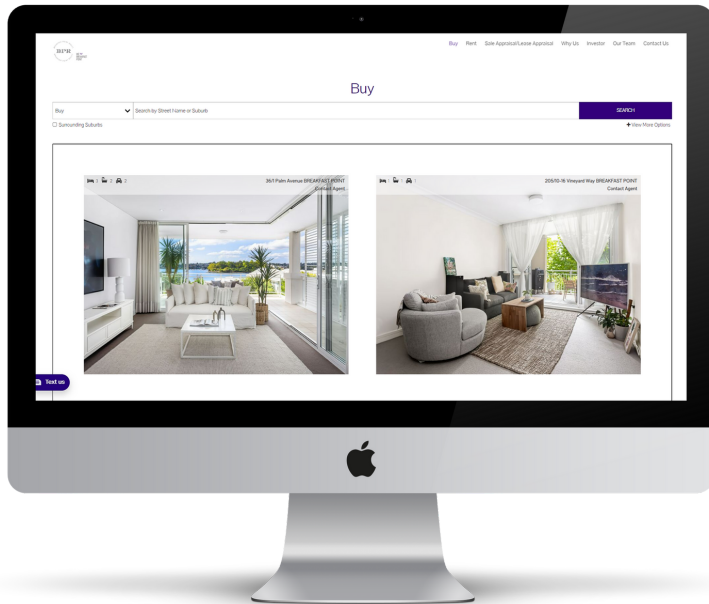
- The Art of Hair
- Urban Spa
- Canada Bay Dental
- Olive Kitchen
- Supa IGA plus Liquor
- Explore & Develop
- Child Care Centre
- Breakfast Point Pharmacy
- Upper Crust Boulangerie
- Platform 8 – Thai Restaurant
- Elements of Luxe











## Register for exclusive access to our “off market” property listings.

At any given time there are many great properties available for sale that sell before they are advertised. This is known as an “off market” sale, this type of sale is becoming an increasingly popular choice by many sellers and buyers for a variety of reasons.

So if you are a buyer who doesn't have your details registered with us, you may never have the opportunity to know about a property that's got everything you are looking for! Be sure to register your buying requirements with our sales team.

Scan the QR Code  
to sign up to our  
property alerts.



# LOCAL AMENITIES & TRANSPORT

- Village Green and Pavilions
- Community Hall
- Various forehore walks, sailing and rowing clubs
- Three local golf courses
- Established public and private schools
- Five minutes drive from the cosmopolitan shops and cafés of Majors Bay Road
- Less than 15 minutes from Burwood Westfield + Rhodes Waterside

### TRANSPORT OPTIONS:

PUBLIC TRANSPORT INFOLINE | 131 500

PUBLIC TRANSPORT WEBSITE | [www.131500.com.au](http://www.131500.com.au)

Residents of Breakfast Point have ample public transport options including River Cat to the city and buses to various destinations in the Sydney Metropolitan area.

- Some of the Inner-West's best eateries
- A range of parks and reserves, many located on the foreshore.
- Abundant foreshore and heritage walking trails.
- Easy access on public transport to the City, Sydney Olympic Park and Bicentennial Park and Parramatta.
- Scenic water, parkland and city skyline views.







# STRATA & COMMUNITY INFORMATION

**As an owner occupier at Breakfast Point, you will need to pay Strata Fees, Water Rates, Council Rates, Electricity and Gas usage.**

Strata fees include the Community Association fees (Country Club and Community Property). Each building has an Owners Corporation where the Executive Committee employ a Strata Manager to manage the building. This broadly includes the maintenance of common area, gardening, cleaning and insurance.

Each apartment pays a strata fee based on their unit of entitlement as set out in the registered strata plan. Costs vary from building to building based on their size, facilities and number of lifts to maintain. All costs for each building are controlled by each building's Executive Committee and their yearly budget expenditure is put forward for approval at the Annual General Meeting each year.

Prior to purchasing a property at Breakfast Point your solicitor will recommend you carry out a search of the books and records of the Owners Corporation. This report will detail information as to the building's financial position along with any current issues. This report also confirms the amount of the strata fee.

# PREFERRED SOLICITORS

The successful sale of your property can be reliant on the instruction of an efficient solicitor with experience in property conveyancing and a thorough understanding of Breakfast Point contracts. It is a good idea to do some research and make a decision before you put your property on the market. Here are our recommended solicitors/ conveyancers



**AC Dunstan Lawyers**  
Anthony Dunstan  
Suite 2, Level1/156 Great N Rd  
Five Dock NSW 2046  
(02) 9713 5119  
[info@acdunstanlawyers.com.au](mailto:info@acdunstanlawyers.com.au)



**Tim Weissel Solicitor**  
Tim Weissel  
Suite 9/103 Majors Bay Rd  
Concord NSW 2137  
(02) 9736 3766  
[tim@tweissel.com.au](mailto:tim@tweissel.com.au)



**Paul Denny Conveyancing**  
Helen Yang  
Suite 303, 71 Longueville Road  
Lane Cove 2066  
(02) 9429 0000  
[enquiries@pauldenny.com.au](mailto:enquiries@pauldenny.com.au)

# Client Testimonials



Cilla at Breakfast Point Realty was an absolute pleasure to deal with, helping my wife and I find and purchase our 1st home. Through the whole process, Cilla was very helpful and a joy to work with in what can commonly be a stressful process.

Her positive attitude and energy helped keep us at ease and her great communication allowed us to stay looped in through the complete process from initial inspections, responding to queries, offer negotiations and right through to settlement.

**Regan H**

Can't say enough about Breakfast Point Realty and Stephanie Galante for making our second purchase in Breakfast Point in 10 years a stress free experience.

Stephanie helped find and purchase not only our first apartment but also second when deciding to move. She's approachable, knowledgeable and makes what can be a stressful experience, a smooth process. Would not hesitate in recommending Stephanie and the team at Breakfast Point Realty.

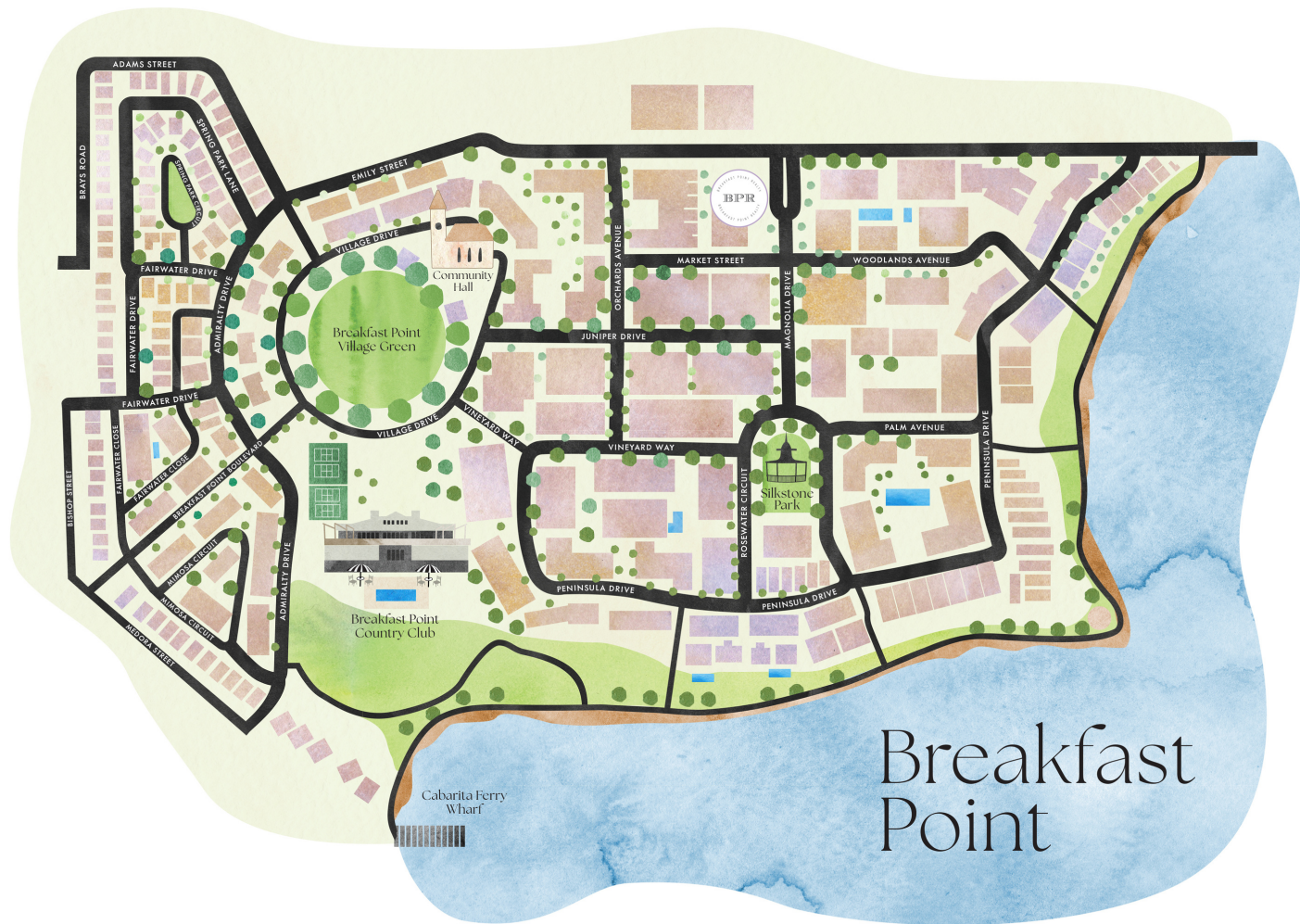
**Stephen F**

I highly recommend Rose Zhao at Breakfast Point Realty. I approached Rose to rent a 3 bed apartment on short notice when I couldn't find anything to suit and in highly competitive market with little stock available.

Rose went to work and found exactly was I needed and within budget. She has an excellent 'can do' attitude and understands she's dealing with people and personal situations. She made a stressful situation real easy. A complete professional.

**Spiro P**





# Breakfast Point

# OFFER SUBMISSION FORM

PROPERTY ADDRESS: \_\_\_\_\_

OFFER AMOUNT: \_\_\_\_\_

REQUIRED SETTLEMENT PERIOD (PLEASE TICK)

☐☐☐

SHORT *specify* \_\_\_\_\_

STANDARD 42 days \_\_\_\_\_

EXTENDED *specify* \_\_\_\_\_  
(please specify if any)

SPECIAL CONDITIONS \_\_\_\_\_

PURCHASER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

POST CODE: \_\_\_\_\_ STATE: \_\_\_\_\_

MOBILE: \_\_\_\_\_ HOME: \_\_\_\_\_

WORK: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SOLICITOR FIRM: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_

ADDRESS OF \_\_\_\_\_

SOLICITOR: POST CODE: \_\_\_\_\_ STATE \_\_\_\_\_

PHONE: \_\_\_\_\_ : FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

[Click here to access an  
online editable version.](#)

Please submit this form to the Breakfast Point Realty agent by way of hard copy, email or SMS: 8 Magnolia Drive  
Breakfast Point NSW 2137 or fax 8765 9822.









# FINANCE CORNER

Whether you're a first-time home buyer or an experienced property investor you will need trusted advisors that will help you navigate the complex financial landscape of real estate transactions. Here are our recommended financial advisors.



SJN Finance understands that the process of acquiring finance is more than getting a loan.

For this reason, they focus on three keys factors; end-to-end customer service, access to ecosystem of professionals and an individualised approach to your finance needs.

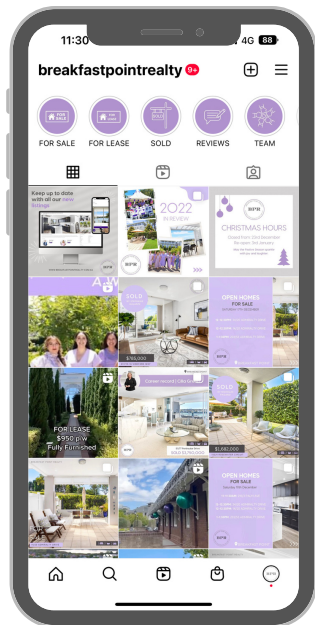


Deposit Power is Australia's longest-standing deposit bond provider and has assisted over one million buyers and sellers in the property sale process.

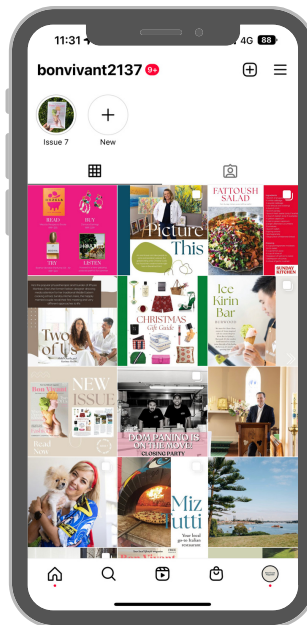
Deposit Power digital deposit bonds are the simple, low cost alternative to a cash deposit when buying property.

# STAY CONNECTED

Scan the QR codes to follow us on our socials



breakfastpointrealty.com.au



bon-vivant.com.au

## Bon Vivant

*Bon Vivant, noun. | bon vi-vant | ; one who lives well*

Local Lifestyle Magazine





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