



**first  
national**  
REAL ESTATE

Burnie

Jenna Lamprey

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03 64327800

[jennal@burniefirstnational.com.au](mailto:jennal@burniefirstnational.com.au)



Welcome to Oonah Road, Tewkesbury

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Welcome to Oonah Road, Tewkesbury

## Welcome to First National Real Estate Burnie

Welcome to First National Real Estate Burnie and thank you for your interest in 0 Oonah Road, TEWKESBURY.

Purchasing residential 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. We look forward to solving your housing needs soon.

### How To Use This Document

This document has been designed so that you might easily navigate through the sections located on the left hand side of your screen. You can navigate to a particular section by clicking on it in that black panel or simply by scrolling down.

The document is live (viewable on both computer and handheld devices) and available to anyone with the unique link, displayed in your web address bar and you can share this with your family and friends.

To save the document, simply click the "Save PDF" icon at the bottom of the blue navigation panel. This will create a PDF version which can be stored or shared as a PDF file format.

With thanks

First National Burnie Sales Team



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## Property Details



0 sqm



0 Oonah Road, TEWKESBURY TAS | Prices starting from \$25,000



3 vacant lots zoned Rural Resource as per the Burnie interim planning scheme 2013 on individual titles and which would be subject to this scheme for developing a dwelling.

If its peace and tranquillity you yearn for these lots could be worth a look.

2 lots are approx 1012m in size, with the third being of a larger size of 5405m

These lots are within close proximity to the junction of Oonah Road and Coppings Road as a quick reference. Light scrub only.

2 smaller lots are priced at \$25,000 each. The larger lot is \$45,000



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## Photo Gallery

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## Floorplan

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## Property Information & Outgoings

- Title Reference: Volume 55929 / Folio 17
- Property ID: 6123642
- Built 1941

### Outgoings

- 2017/2018 Burnie City Council Rates - \$1,798.04 per annum
- Tas Water Service Fixed Charges - \$961.72 per annum approx?



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## Property Inclusions

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- Existing fixed floor coverings, light fittings and window furnishings
- 'Miele' wall oven
- 'Miele' hot plates
- 'Miele' rangehood
- 'Electro' dishwasher
- 'Fujitsu' reverse cycle air conditioner
- TV antenna
- Clothesline
- Smoke detector



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## Google Map - Property Location Map







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## Documents & Useful Links

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Please have a look through the relevant document links below.  
Should you have any questions, don't hesitate to call.

[Draft Contract of Sale](#)

[Block Plan](#)

[Stamp Duty Calculator](#)

[Mortgage Calculator](#)



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## Purchasing A Property Through First National Burnie

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](#).

Should you decide to make an offer on one of our [listed properties](#), we will ask you to confirm the following details, enabling us to help you in the best possible way.

- The actual purchase price you will be paying for the property
- The amount and method by which you choose to pay the deposit, e.g. cheque/cash/bond/other
- The settlement period that you require
- The name of your chosen solicitor or conveyancer
- The name of your bank or financial lending institution
- Any special conditions or requests that you may have so that we can inform the vendor (property owner).

Once we have the above information on a signed contract, we are in a position to arrange a meeting with the vendor and present your offer.

### 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. Please be aware that when you sign a contract to purchase real estate in Tasmania there is no cooling off period.

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: 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.

### Option 2: conditional contract

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

### 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 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).*



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## Thinking of Selling?

### 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...

ratemyagent

Verified Reviews



**First National Real Estate Burnie**

**141 Reviews 4.9**

[VIEW PROFILE](#)



**Jenna Lamprey**

First National Real Estate Burnie

**134 Reviews 4.9**

[VIEW PROFILE](#)

**\$440,000** Private Sale/Treaty, 14 February 2019

**great agent** 1 days ago

Jenna did an excellent job in helping our move go smoothly. we would recommend her in a heart beat **READ FULL REVIEW**

**614 Circular Rd** East Ridgley TAS 7321 5 2 3



**Jenna Lamprey**

First National Real Estate Burnie

**134 Reviews 4.9**

[VIEW PROFILE](#)

**\$440,000** Private Sale/Treaty, 14 February 2019

**Fast Sale!** 16 days ago

Jenna was organised and efficient and is such a positive person. She made selling the house fun. **READ FULL REVIEW**

**614 Circular Rd** East Ridgley TAS 7321 5 2 3





**Jenna Lamprey**

First National Real Estate Burnie

**134 Reviews 4.9**

[VIEW PROFILE](#)

**\$415,000** Private Sale/Treaty, 21 January 2019

**Outstanding Work!!** 27 days ago

Jenna, thank you so much for all your efforts in selling our property! Your outstanding effortt, continued perseverance and professional manner, i...

**READ FULL REVIEW**

**59 Strahan Street** South Burnie TAS 7320

2 1 0



**Jenna Lamprey**

First National Real Estate Burnie

**134 Reviews 4.9**

[VIEW PROFILE](#)

**\$155,000** Sold, 21 February 2019

**Great Agent!!!!** 27 days ago

Jenna is a fantastic agent who really understands her client's needs. She is knowledgeable, professional, hard working and committed to achieving t...

**READ FULL REVIEW**

**30 Grenville St** Acton TAS 7320

3 1 0



**Jenna Lamprey**

First National Real Estate Burnie

**134 Reviews 4.9**

[VIEW PROFILE](#)

**\$155,000** Sold, 21 February 2019

**Makes Buying and** 27 days ago

**Selling a Breeze !!!**

I'm able to vouch for Jenna from both sides of the Market as I bought and sold through this Amazing Agent. Nothing was ever a problem or an issue ...

**READ FULL REVIEW**

**30 Grenville St** Acton TAS 7320

3 1 0



**Deanne Lamprey**

First National Real Estate Burnie

**4 Reviews 5.0**

[VIEW PROFILE](#)

**\$510,000** Sold, 11 February 2019

**Reliable honest agent** 36 days ago

All the years I have bought and sold properties I have always gone to Deanne Lamprey at Burnie first national. I trust and respect her professional...

**READ FULL REVIEW**

**10 Chanel St** Park Grove TAS 7320

4 2 2



**Jenna Lamprey**

**Jenna Lamprey**

First National Real Estate Burnie

**134 Reviews 4.9**

[VIEW PROFILE](#)

**\$308,000** Sold, 11 January 2019

**Yes, SOLD!** 37 days ago

I was really pleased with the service I received from Jenna. She knew the market and a realistic price I could obtain for my property. Jenna kept ... **READ FULL REVIEW**

**15 Chanel Street** Park Grove TAS 7320 3 2 1



**Jenna Lamprey**

First National Real Estate Burnie

**134 Reviews 4.9**

[VIEW PROFILE](#)

**\$116,500** Sold, 07 February 2019

**Fantastic Agent** 37 days ago

Jenna has been a dream agent from start to finish!! She kept us in the loop and was professional, informative and helpful. She was determined to ge... **READ FULL REVIEW**

**6/22 Deacon St** Upper Burnie TAS 7320 1 1 1



**Jenna Lamprey**

First National Real Estate Burnie

**134 Reviews 4.9**

[VIEW PROFILE](#)

**\$116,500** Sold, 07 February 2019

**Friendly agent** 40 days ago

A pleasant lady with a big smile who made our viewing and purchase very simple. Very professional person a joy to work with.

**READ FULL REVIEW**

**6/22 Deacon St** Upper Burnie TAS 7320 1 1 1



**Jenna Lamprey**

First National Real Estate Burnie

**134 Reviews 4.9**

[VIEW PROFILE](#)

**\$169,000** Sold, 03 January 2019

**Highly Recommended Agent** 42 days ago

Jenna is very knowledgeable, responsibility, honest, efficient and always gives advises to us. Since we are very new to this city she provides lots... **READ FULL REVIEW**

**37 Colegrave Rd** Upper Burnie TAS 7320



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Welcome to Oonah Road, Tewkesbury

## Property Management Services with First National Real Estate Burnie

### 20 Good Reasons to Choose First National Burnie

Please take a few moments to ask yourself some important questions in regards to your future investment Property.

Of most importance are the following questions:

- "How do I ensure my Property is managed to its full potential?"
- How do I maximise the return on my investment?"
- How soon can I expect a suitable Tenant renting my Property?"

The First National Real Estate Property Management Team will answer these very important questions for you when introducing you to their Property Management Services.

Whether you have a single investment Property or a Portfolio our flexible fee structure and Personal Management Plan is backed up by our written **Service Guarantee**. You stand to benefit significantly.

Please feel free to call me to arrange an obligation free presentation of our services.

Office 03 64327800

Mobile 0417109714

Email [deannel@burniefirstnational.com.au](mailto:deannel@burniefirstnational.com.au)

### 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 [Landlord Resources](#) page as an introduction to our Property Management services.

We look forward to helping you further.

Deanne Lamprey  
MANAGING DIRECTOR



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Welcome to Oonah Road, Tewkesbury

## Meet Your Property Services Team



### Deanne Lamprey, Managing Director / Property Manager

A licensed real estate agent, Deanne Lamprey is committed to making the process of buying, selling, leasing or renting a positive one. A local resident, Deanne has a keen understanding of the Burnie area and takes pride in being able to help clients realise their goals, whether they're buying their first home, upgrading, downsizing, or investing.

Having total commitment requires persistence, expertise and a whole lot of energy. With over twelve years real estate experience behind her, Deanne is committed to applying her hard-earned skills while harnessing First National's market leading resources, to achieve outcomes that consistently lift the benchmark.

She is known for her honest and open communication style and for her integrity. Experienced, energetic and effective, Deanne's clients can be assured of excellent results.



### Jenna Lamprey, Property Consultant

Jenna will ensure you are receiving the best possible service with the utmost diligence and understanding.

Jenna's background in customer services within the real estate and aged care sectors is invaluable to her role. She is genuinely caring, with a rare ability to follow up and follow through that you will find both refreshing and reassuring.

With Jenna at your side you will always feel confident and relaxed, knowing she will work tirelessly to achieve your property goals and support you in the often emotional journey of relocating your life and family.

Jenna is driven by hard work and putting in top effort. She is straight-forward and passionate about what she does and the way she achieves results for her clients are all part of the service you can look forward to.



### Julian Long, Property Consultant

Julian Long has been in real estate for over 14 years and brings with him a wealth of knowledge and experience enabling him to provide in-depth knowledge and up-to-the minute market advice.

He feels privileged to be an integral link in helping people to move onto the next phase of their life. Julian believes that the secret of real estate success is being reliable, trustworthy and valuing the old fashioned virtues of hard work, honesty and courtesy.

Julian is a skilled auctioneer and truly enjoys the competitive nature of real estate and has a natural ability to maximise the value of his clients' most valuable asset.





### **Tamara Gillam, Office / Accounts Manager**

Tamara is an integral part of First National Real Estate Burnie with a strong knowledge, understanding and experience in the day to day running of a successful team.

She possesses sound knowledge of current legislative requirements and documentation. She covers all facets of the rental and sales trust accounts, management of the general office accounts and associated functions.

Attention to detail and an ability to effectively communicate with a diverse spectrum of people, and a non-confrontational personality are key attributes of Tamara's success in her chosen field.

Tamara draws on her vast industry knowledge in Property Management to help guide her colleagues in their roles – and to provide an exceptional level of service to her clients.



### **Nicole Saunders, Portfolio Manager**

Nicole has a warm, down-to-earth approach that inspires trust and confidence. She sees herself as a middle person, balancing tenant and landlord expectations against legislative demands – but it is the personal interactions with clients that give her the greatest satisfaction on a daily basis.

Super organised, reliable and hardworking, with a kind heart and well developed sense of humour, this passionate and professional Property Manager is quick to establish good working relationships with landlords and tenants alike. She aims to exceed our clients' expectations by operating superior office systems and providing obliging customer service.

At the end of the day, it's about helping people achieve their goals and Nicole is 100% committed to helping you meet yours.



### **Renee Bolch, Property Management Assistant**

With experience in all facets of the real estate industry from reception, property management through to sales, Renee is extremely knowledgeable and offers invaluable support to the First National Burnie team.

Easy going yet focused, Renee treats her role with respect and understanding.

Always adopting a positive outlook, a 'can-do' attitude and available for the team, she assists with the smooth running behind the scene which is integral to clients having an exceptional experience when dealing with the office.



### **Hayley Newman, Receptionist**

As the first point of contact for customers at First National Real Estate Burnie, Hayley is both friendly and attentive.

Hayley comes to First National Burnie with a strong background in customer service being from working in hospitality. Her dealings with a diverse range of people makes her a perfect fit for her busy role as receptionist. She understands and appreciates the importance of excellent communication skills, a high level of organization and creating a positive first impression for clients by providing a welcoming environment.

Hayley sees herself moving up in the real estate industry as her knowledge and experience grows.



## Stephen Lamprey, Maintenance, Client Services

Stephen Lamprey works exclusively for clients of First National Burnie.

Stephen is well known in Burnie and has spent all his working life in the Panel Beating industry (so the hammer and hard work is no stranger to him).

He attends to general maintenance, gardening and keeping an eye on vacant properties whether they are for lease or sale.

No job too small - he will be there to help with a smile!

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## Links

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[Read our Blog Posts](#)

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## Conveyancer

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### El Conveyancing

EL Conveyancing are property transfer specialists and offer friendly and efficient service at a competitive price. They are a fully licenced 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: 6334 4808

M: 0419 363 747

E: [info@elconveyancing.com.au](mailto:info@elconveyancing.com.au)

W: <http://www.elconveyancing.com.au/>