

First Home Buyers



CHECK FIRST: SBC Building Inspections' Pete Ward undertakes a pre-purchase building inspection.

Be informed before committing

THE purpose of having a pre-purchase building inspection is to identify any significant visible defects that may affect a buyer's decision to purchase the property. Although there may be defects found, this allows the buyer to make an informed decision about price negotiation or repairs should they feel it necessary. SBC Building Inspections is a locally owned company with inspectors who travel throughout the New England and North West region. A thorough report on the property is provided to clients and, to make it easier to read, these reports include a quick reference summary and photos of any defects identified. Clients can speak to the inspector to discuss concerns

they may have or attend the inspection if they wish. If needed, SBC organises qualified local pest controllers to carry out your pest inspections at the same time. This ensures the booking process is simple and that clients receive two thorough reports from professionals in their fields. SBC understands the stress of making the right choice and time constraints of buying a property. The professional team will do all it can to make the process as smooth as possible so the purchaser can buy with confidence.

THINKING OF BUYING OR SELLING PROPERTY?

- Rural • Residential • Leases
- Property Developments

think **TAMWORTH CONVEYANCING SERVICES**

PHONE 6766 1433 • FAX 6766 2564
tamconvey@bigpond.com
Opposite Jetset Travel in Fitzroy St, Tamworth



PLANS: Integrity Homes has a wide variety of standard plans.

Budget and lifestyle alternatives for first home buyers

NORTHERN Lights Estate is set in a semi-rural environment, close to schools, and only a short drive to the city centre and other major facilities.

Comprising generous sized lots, wide roads and excellent parkland provisions, Northern Lights Estate offers all services including natural gas, along with an estate covenant to protect the value of your property without increasing the cost. Northern Lights Estate truly is a great place to live.

Winner of the HIA NSW Professional Builder of the Year 2008/2009, 2011/2012 and 2012/2013, Integrity New Homes has a wide variety of standard plans to suit both lifestyle and budget.

Alternatively, Integrity can help you to custom design your own home from your ideas and sketches and provide you with a fixed-price contract so you can be reassured you will get exactly what you want without a hoard of extravagant extras tacked onto the final price.

Integrity's success has been achieved with a focus lifetime structural warranty (*conditions apply), communication guarantee for all clients, affordable custom design solutions built on time or they pay the rent (*conditions apply). It has a customer-focused quality assurance program and is Housing Industry Association of Australia GreenSmart accredited and sustainable building-focused.

Comprehensive selections of packages are currently available for the first homeowner or astute investor from only \$310,000.

For more information come in and talk to Bob Priest at 1B Darling St, Tamworth, phone 0412 196 569, or visit www.northernlightsestate.com.au and www.inh.com.au and let Integrity New Homes change your world today.

Northern LIGHTS RESIDENTIAL ESTATE
Flinders & Marathon Streets, Westdale

“Enjoy country living with the amenities of a major regional centre at the doorstep.”

FOR SALE 4 2 2

Artist's Impression © - Kirra 17 (Gable)

KIRRA 17 (Modified) \$310,605
Lot 7 Flinders St (Northern Lights Estate)

- ✓ Energy efficient design;
- ✓ Quality Miele appliances;
- ✓ 5.8kw split air conditioning;
- ✓ Tiles & carpet throughout;
- ✓ Fencing & turf allowance;
- ✓ Letterbox & clothesline; &
- ✓ So much more!

SALES ENQUIRIES
1b Darling Street,
TAMWORTH NSW 2340
Bob Priest 0412 196 569

INTEGRITY REALTY
Changing my world

NOW SELLING!

Roomy lots 743m² to 1032m²;

Excellent parkland provision;

Level building sites in semi rural environment;

Extra wide streets (2 parking lanes); and

Short drive to city centre, schools, shops & major sporting facilities.

Call us today!

www.northernlightsestate.com.au

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- Pre-purchase and Pre Sale
- Pest Inspections Organised

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