

Alex Jacobs

From: Clarendon Forest Retreat <cfr@cfr.com.au>
Sent: Thursday, 28 February 2019 10:05 AM
To: Alex Jacobs
Subject: The Waterlily Chalet
Attachments: Waterlily interest email.docx; Waterlily contract for marketing purposes.pdf; Front of House.jpg; From Driveway.jpg; Dining Lounge Fire.jpg; Bed 3.jpg; Bed 2.jpg; Kitchen to Master.jpg; Kitchen.jpg; Master with Ensuite and sitting.jpg; Outdoor dining.jpg; Spa.jpg; View from Balcony.jpg

Hi Alex,

Thank you for agreeing to list "The Waterlily Chalet" on both realestate.com.au and domain.com.au under a referral agreement, whereby we pass on to JKL Real Estate 20% of any commission we receive from the sale. Our Agency Agreement with the owner includes a 3% commission. For the avoidance of doubt, we would see a referral as both you passing the purchaser on to us, as well as the purchaser telling us the JKL listing prompted a call to us for information. We are advertising the property onsite and on social media.

For your information, our Corporation License is held under Cleaver Management Pty Ltd, number 10047795.

As discussed on the phone, the owner is not willing to sell the property to any person or entity connected with the current owners of "Blue Wren", also on the retreat. The three names to be aware of are: Dr. Iain Stewart, Christine Iwaszkiewicz, and Tracie Hendriks. My suggestion would be to pass any enquiries from these three on to us so we can explain the owners instructions.

Attached you will find photos to be used (we'll send some more in a separate email) in the listings, an information document to be provided to potential purchasers in the first instance (please feel free to edit this as you see fit) and a contract of sale for marketing purposes.

House description:

"The Waterlily Chalet" is on the market for the first time and is an opportunity not to be missed. This beautifully situated and constructed house sits on around five acres overlooking a huge lagoon and lush valley, all surrounded by the Talawahl Nature Reserve. It is part of the award winning Clarendon Forest Retreat and has highly competent on-site managers. Owners can reside for up to 32 weeks a year.

If you are after the ultimate bush lifestyle investment with a solid income history, love horses (horse riding available on site), bush walking, mountain biking or just relaxing to the sound of nature in your spa on the balcony, this is for you. Why buy a holiday house which requires hours of work every time you go away? Everything here is taken care of, from fresh linen to mowed lawns.

Included in the sale are all furnishings.

Clarendon Forest Retreat is located 25 minutes from Forster/Tuncurry and around three hours from Sydney, their website is <https://cfr.com.au>

Please let us know if there is anything further you require, and how we can pay the listing fees.

Best Regards,

Dom and Nick