HomeSell Go

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For Sale by Owner 16 Alec Craig Way, Gulf Harbour

THE ULTIMATE FAMILY HOME

Make an offer, as this won't last!

Beautifully presented and thoughtfully designed, this four-bedroom home is the complete package - offering generous living spaces, modern comforts, and a superb sense of privacy. Set on a freehold corner site, it provides the perfect balance of functionality and lifestyle for families or those seeking extra room to relax and entertain.

Inside, the layout has been carefully crafted with everyday living in mind. The master suite is a spacious retreat, complemented by three additional double bedrooms and well-appointed bathrooms for family or guests. The open-plan kitchen, dining, and living area (with wood-burner) form the heart of the home, seamlessly extending to expansive sun-filled decks where you can dine alfresco, entertain friends, or simply soak up the outlook.

The large backyard is a rare find - private, versatile, and brimming with potential. Whether it's kids' play, pets, or future landscaping ideas or development options (subject to Council approval), this outdoor haven is sure to impress.

With an internal-access double garage, great storage, and low-maintenance gardens, day-to-day living is made easy. Close to beaches, golfing, parks, good schools, marina and the City ferry terminal, this home offers not just comfort but an enviable coastal lifestyle.

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Price:	Enquiries over $1,049,000
Contact:	Paul Magill at Bluekiwi Property
Phone:	027 463 2681
Email:	Paul@Bluekiwi.nz
Land Area:	899 sqm
Floor Area:	220 sqm
Legal Description:	LOT 161 DP 126257
Rateable Value:	$1,075,000
Rates:	$3,536.93 pa

HOW TO MAKE AN OFFER

Here are some ways to make an offer on your dream property.

1) Let the seller know (in person, via email, text message or by using HomeSell's non-binding 'Expression of interest' form) that you are interested in buying their property at x price with x conditions and x settlement date. The most common buyer conditions are approval of finance, title, LIM or property inspection report, however you can add in any conditions you wish provided the seller is happy to accept them.

If the seller wishes to accept or consider your offer further then we recommend you complete a formal Sale & Purchase Agreement with your lawyer. We encourage our sellers to prepare a draft agreement containing their details, so check if they have this available. Once completed and signed, your formal offer is then forwarded to the seller's lawyer. The seller will then accept, decline or make a counter offer. Simple!

2) If you don't feel comfortable talking price and terms with the seller directly, or are ready to formalise your offer, then you can go straight to your lawyer with the details on this brochure (plus a draft agreement if the seller has this available) and complete a formal Sale & Purchase agreement. This will then be sent to the seller's lawyer who will notify their client that an offer has been received. Depending on the interest level for the property and the price offered, the seller may accept, decline or make a counter offer back to your lawyer. This process continues until you reach an agreement or decide not to continue any further.

POINTS TO NOTE:

1) Both the buyer and seller should always seek legal advice before signing a Sale & Purchase Agreement or any written document.

2) There may be two or more keen buyers for the property so the sellers will want to be in the position where they can consider both/all the offers at the same time and choose the offer that best suits. This in effect becomes a multi-offer situation where you are asked to state the highest price you are prepared to offer and any conditions you want met. The sellers will then consider both/all offers at the same time with their lawyer and may negotiate further with one party on the price or conditions, or accept the most suitable offer straight away.

3) Some property sales are done in ten minutes while others take quite a period of negotiation. Once an offer has been made it remains 'live' until it is accepted, declined, counter offered by the seller or withdrawn by the buyer. It is courteous to respond to all offers/negotiations within 24 hours or an agreed time frame, however you may wish to add an expiry date to your offer if you need a response by a certain time/date.

There is no one right way to deal with the process of buying or selling a property, so choose the style that suits you best. Your lawyer will be able to help you with any step in the process.