



## For Sale by Owner 9 Tawari Street, Matamata

### GREAT LOCATION, HANDY TO TOWN, PARKS & AMENITIES

Located on a quiet street, this superbly positioned Hinuera Stone family home offers spacious, relaxed living. Set on a 811 sqm section, with immaculately manicured front gardens this home certainly has street appeal. Families will love this spacious home and privacy.

#### Additional Property Features Include:

- \* A superbly presented family home comprising of 3 bedrooms, 2 bathrooms combined kitchen and dining room with a spacious separate lounge plus a sunroom
- \* Raked timber high pitched ceilings in the kitchen, dining and lounge are a striking feature of this home
- \* A large well-appointed entertainers' kitchen with plenty bench and storage space with wall oven, double dish drawer, rangehood and big pantry
- \* Two heat pumps and HRV Ventilation system plus a log burner in the lounge
- \* A spacious main bedroom with walk through wardrobe and ensuite bathroom
- \* There is a family bathroom plus a separate shower in the laundry
- \* The 3rd bedroom also has ranch sliders accessing the rear garden
- \* Single internal access garage with ample off-street driveway parking
- \* Mature, established grounds and gardens with a garden shed plus a selection of fruit trees; orange, lemon, grapefruit and lime!

It's walking distance to town, Founders Park, the main street restaurants, and cafes. It's also just up the road to Pohlen Hospital. Quick easy access to State Highway 27, the main arterial to Auckland.



<b>Price:</b>	Enquiries over \$899,000
<b>Contact:</b>	Sandy
<b>Phone:</b>	0273 142 084 / +61 466 097081
<b>Email:</b>	coombe.sheryl@gmail.com
<b>Land Area:</b>	811 sqm
<b>Floor Area:</b>	224 sqm
<b>Legal Description:</b>	Lot 25 DPS 20208
<b>Rates:</b>	\$2706.85 pa
<b>Chattels:</b>	curtains, drapes, nets, fixed floor coverings, wood burner, garden shed, clothesline, wall oven, cook top, rangehood, dishwasher, waste disposal, light fittings, 2 heat pumps, home ventilation system, bathroom heater, heated towel rail, bathroom fan, garage door remote con, ceiling fan x 1
<b>Age:</b>	Built in 1980's
<b>Construction:</b>	Hinuera Stone exterior cladding, aluminium joinery & concrete tile roof
<b>Solicitor's Details:</b>	Peter Ansley Level 1/21 Devon Street West New Plymouth 06 757 2922

# HOW TO MAKE AN OFFER

---

## How to make an offer on a private sale property.

You like the look of the property you have just viewed, and have already started working out where the couch will go - but how do you make an offer?

Here are two ways to make an offer on your dream home:

1) Tell the seller (in person or 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. Typical conditions are lawyer approval of LIM and Title, and confirmation of acceptable finance. However, you can add in any conditions you wish and negotiate these directly with the seller.

If the seller is happy with your offer, you'll need to complete a formal Sale & Purchase Agreement with your lawyer. This is forwarded to the seller's lawyer, and the seller will then sign the agreement or counter-offer. Simple!

2) If you don't feel comfortable discussing the price with the seller, then you can take this brochure to your lawyer and complete a formal Sale & Purchase Agreement. This is sent to the seller's lawyer, who will notify the seller that an offer has been received. Depending on the interest level for the property and the price offered, the sellers may immediately sign, or send a counter-offer back to your lawyer. This process continues until you reach an agreement or decide not to continue.

## POINTS TO NOTE:

---

1) We advise that both the buyer and seller 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 owners will want to consider all offers at the same time, and choose the offer that best suits. This in effect becomes a 'semi-tender' 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 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, counter-offered, or withdrawn. It is courteous to respond to all offers/negotiations within 24 hours or an agreed timeframe.

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. If you don't have a lawyer, HomeSell has several to recommend that are excellent and willing to help; just call us.

## ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

Let the private sale property experts assist you. Proven success and saving vendors thousands, since 2002. Marketing packages from just \$999 - Call HomeSell now on 0800 003 001 or visit [www.homesell.co.nz](http://www.homesell.co.nz)