



For Sale by Owner 3 Clive Road, Katikati

DO UP OPPORTUNITY + DECENT SHED

Located in Katikati, just across the road from the Health Centre, this 3-bedroom home is set on a 414 sqm section.

This is an older home in original condition, with the added bonus of a large shed (9m x 5.5m, 3.6-metre-high stud). In addition, the original garage has been converted to a storage area at the rear of the house.

Additional Property Features Include:

- * A sunny home comprising of 3 bedrooms, generously sized dining and lounge, with a separate kitchen, 1 bathroom with a separate toilet and laundry
- * Log burner in the lounge with a heat transfer system
- * Good sized kitchen with ample bench space
- * Covered area utility area at the rear of the house
- * Easy care grounds with flourishing enclosed vegetable gardens plus 2 x 1000 litre water tanks for rainwater collection and garden irrigation
- * Handy to both the Primary School and Katikati College

Conveniently located, just across the road to the Health Centre, and within minutes driving to the main street, shops, supermarket and cafes. It's a short drive to the popular MacMillan Reserve, walkways, and beach front.

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Price:	\$620,000
Vendor's Name:	Geoff Mead
Phone:	027 271 5104
Email:	geoff@mslnz.co.nz
Land Area:	414 sqm
Floor Area:	180 sqm
Legal Description:	Lot 1 DP 351660 BLK IX Katikati SD
Rates:	\$3,665.29 pa
Chattels:	blinds, curtains, fixed floor coverings, wood burner, clothesline, stove, rangehood, light fittings, security lights, TV aerial, heat transfer system, security cameras
Age:	Built in 1950's
Construction:	Fibre Cement exterior cladding, timber & aluminium joinery & iron roof
Solicitor's Details:	Kaimai Law - Katikati

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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?

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