



For Sale by Owner 2/44 Lorne Street, Melville

EXCELLENT LOCATION WITH GREAT RETURNS

If you're looking to extend your rental portfolio, then this property is well worth your inspection. Centrally located and directly opposite the Waikato Hospital, there is strong demand for quality rentals in this locality.

This apartment comprises of 4 self contained, fully furnished studio rooms, with a rental return of \$900 per week. There are some excellent long term tenants who would wish to remain if possible.

Additional Property Features:

- * This two storey unit has 4 self contained studio rooms each with an ensuite bathroom, with a communal kitchen, living area and commercial washing machine and dryer
- * Low maintenance easy care building
- * Body corp fees \$1800 per year which cover ground maintenance and the building being washed
- * Double carport

Conveniently located, across the road to the hospital, handy to the Hamilton Lake and walking tracks and main arterial routes to the city centre. This is a tenanted property - so viewings are by appointment only.

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Price:	Price by Negotiation
Vendor's Name:	Janine Gilmore & Laurie Penney
Phone:	022 040 5978
Email:	janinegil@hotmail.co.nz
Floor Area:	120 sqm
Legal Description:	Principal Unit 2 & Accessory Unit 7,15 Deposited Plan 461789
Rateable Value:	\$770,000
Rates:	\$4,392.97 pa
Chattels:	blinds, curtains, fixed floor coverings, stove, rangehood, microwave, fridge/freezer, fridge, washing machine, clothes dryer, light fittings, wall heaters x4, bathroom fans x4, toilet extractor fans x4
Age:	Built 2013
Construction:	Weatherboard exterior cladding, aluminium joinery & coloursteel roof
Solicitor's Details:	Matthews & Associates Level 1, East Wing, 151 Bank Street, Whangarei Ph 09 437 3070

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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