



For Sale by Owner 27 Clarks Beach Road, Clarks Beach

ULTIMATE BEACH LIVING WITH OPTIONS!

This beautifully presented Fraemohs character home has so much to offer, from multiple outdoor entertaining areas to the renovated interior. Set on a huge (1251sqm) corner site within a very short walk of beach access. Ready for you to move in and enjoy for summer, the development potential of the property also provides the opportunity to house extended family, gain an income or simply land-bank for future gain.

The dwelling comprises of 4 generous sized double bedrooms and 2 stunning modern bathrooms, with one featuring a double shower, along with a separate toilet for added convenience. Moving to the living spaces, you'll find a gourmet kitchen with large island bench and stainless appliances including a gas hob oven for the chef of the house. The spacious dining/family area has lovely outdoor flow and a wood-burner for ambience. A separate formal lounge/media room provides the second living space; ideal for larger families needing space. Plentiful parking options include a double garage with internal access, carport plus loads on gated off street parking including a perfect spot round the back for the boat or motorhome.

Additional features of the property include:

- * Heat pump, under-floor/ceiling insulation plus new top spec double glazed windows providing a warmer, dryer and quieter home
- * Lovely flow to a large private outdoor entertaining deck; perfect for summer entertaining!
- * Laundry in shed (with internal access)
- * Fully fenced and gated section with established native garden & trees for the kids to climb!
- * Variety of summer fruit trees to enjoy organic and fresh whilst sitting in the sun
- * Separate wood cabin; an ideal hide away, guest room or a quiet yoga retreat
- * Potential to add a minor dwelling for extended family or another source of income (subject to regular Council approvals)

If you're not already making sand-castles at the beach, you have golfing, fishing (boat ramp nearby) local shops (including 4 Square and hardware store) and cafes all within a few minutes drive. Zoned schools include sought after Waiau Pa School, Waiuku College and Rosehill College. ACG Strathallan School, Pukekohe town centre and motorway access at Karaka are all within 20 minutes drive.



Price:	Price By Negotiation
Vendor's Name:	Ben Wohnsiedler
Phone:	021 777 702
Email:	benwohnsielder@gmail.com
Land Area:	1251 sqm
Floor Area:	180 sqm
Legal Description:	LOT 13 DP130354
Rateable Value:	\$1,195,000
Rates:	\$2,712.51 pa

Disclaimer: Some of the information above has been provided to HomeSell/HomeSell Pro by the vendor or obtained from a third party or from sources such as Property Guru, Councils or LINZ title documents. HomeSell/HomeSell Pro has not verified the accuracy of or completeness of the information, and gives no warranty as to its accuracy, validity, or completeness. Prospective buyers should make their own enquiries or investigation as to its accuracy or completeness and seek independent legal advice if this information is material to their purchasing decision.

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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