



For Sale by Owner 103 Pebblebrooke Road, Mangawhai

RURAL GETAWAY OR WORK FROM HOME

Situated just a short drive to the amenities in Mangawhai and the surrounding area on a tranquil 1.3 hectare (approx. 3.2 acre) native bush block. This property offers very good levels of privacy and will appeal especially to those who appreciate the native bush setting and is ideal for a home-based business or a contractor.

This unique lifestyle property features a low maintenance house with 2 large double bedrooms with built in double wardrobes and a single bedroom/office. There is internal access to a double garage and attached lean-to for additional storage. Open plan kitchen, dining and lounge area with a scullery that has additional storage and bench space. A large modern bathroom with a spa bath and a separate toilet. Full length covered patio provides great alfresco living and entertaining.

10m x 9m pole shed with high stud which is perfect for a workshop and storage space. Attached is a 5m x 6m fully insulated mancave/rumpus room. Adjacent is a cabana with a stainless steel pizza oven/smoker.

Situated adjacent to the house is a 5m x 5m shed currently used for storage, which could be converted into another bedroom and a separate toilet shed that could be upgraded into a bathroom.

This property has solar power connected to the power grid with backup battery reserve for power outages. 2x 25,000L water tanks with UV water filtration and an additional 25,000L tank attached to the workshop. A Taylex wastewater treatment system has been installed which is fully consented. Heating with a cosy log burner with a heat transfer to the bedrooms. For convenience, use the heat pump, ceiling fans and HRV ventilation system.

3  1  1  2+ 

Price:	Enquiries over \$950,000
Vendor's Name:	David & Judy Just
Phone:	0274 753 574 0274 574 383
Email:	djwjust@gmail.com
Land Area:	1.3091 Ha
Floor Area:	189 sqm
Legal Description:	LOT 1 DP 493812
Rateable Value:	\$820,000
Solicitor's Details:	Bridget Fallon Walters Law Phone 09 431 4477 Email bfallon@walterslaw.co.nz

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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.

ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

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