



## For Sale by Owner 37b Wrigley Street, Waihi

### FREEHOLD OPPORTUNITY IN THE HEART OF WAIHI

Set back from the street in a peaceful setting, this single level cottage sits on a lovely freehold section in the heart of vibrant Waihi township.

The dwelling is being sold in as is where is condition and currently comprises of 2 bedrooms, 1 bathroom, kitchen and open plan living area plus a large deck. It is comfortably habitable and functional and there are plans available for renovation, or would suit a buyer looking to stamp their own mark and take full advantage of the section.

The property is fully fenced and gated with fruiting trees and a garden shed. Secure and private with plenty of off street parking.

Certified as a plumbed garage, water and drainage established. Fibre and wireless.

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Price:	\$430,000
Vendor's Name:	Judy Brockelbank
Phone:	021 101 1582
Legal Description:	LOT 3 DP 460888
Rateable Value:	\$540,000
Rates:	\$2,621 pa

# HOW TO MAKE AN OFFER

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## 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:

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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.

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