



## For Sale by Owner 9 Cottesmore Place, Huntington Park

### TICKS ALL THE BOXES!

Seize the opportunity to secure this conveniently located property. With this excellent location, enjoy the proximity to Botany Town Centre, Botany Hub, public transport, and Huntington Park which are all within walking distance. This well-maintained and superbly-presented, brick and tile beauty offers a seamless flow from the indoors to the outdoor patio & fully fenced lawn area.

Features of the property include:

- \* 4 spacious bedrooms, 2 bathrooms including master with heatpump and ensuite
- \* A functional kitchen with wall oven, ample bench space and storage, as well as a breakfast bar
- \* Discover a spacious open-plan family living area, along with a separate formal guest room - ideal for family gatherings and offering an outstanding space to relax
- \* Sun-filled house with great sun exposure during the day
- \* Fully insulated (ceiling/walls) with 2 new Fujitsu heat pumps
- \* New carpet installed mid 2024, new security alarm system
- \* Internal double garage which hosts the laundry facilities
- \* Fully fenced, freehold 581 sqm section with garden shed

Highly sought-after suburb with popular, in zone schools - Botany Primary School, Howick Intermediate, Sancta Maria College, Botany Downs Secondary College, Our Lady Star of the Sea School, and Botany Downs School. Near China Town, Guys and Greenmount Reserves.

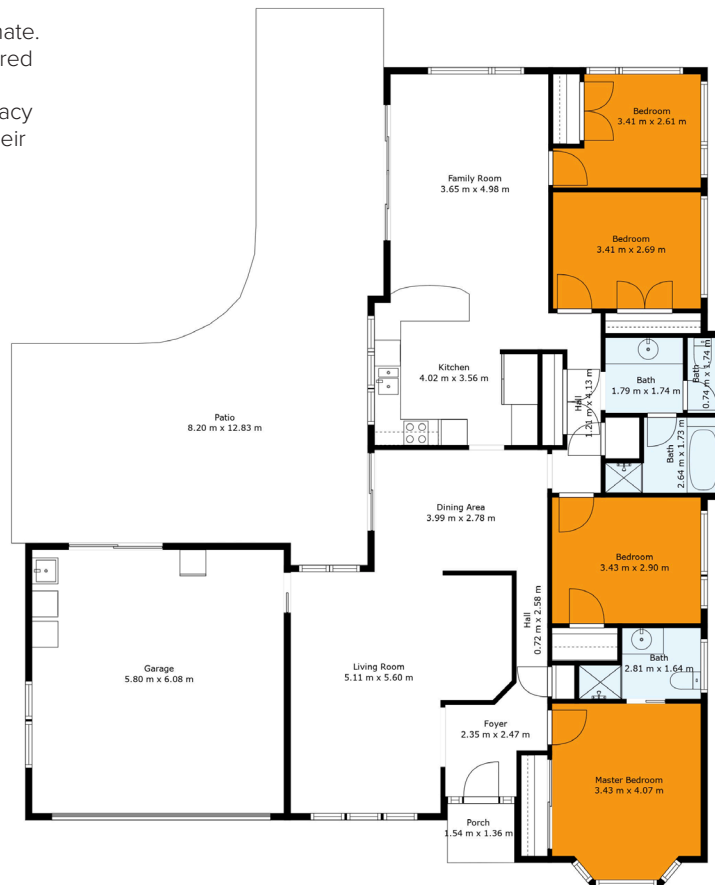


Price:	By Negotiation
Phone:	021 164 1634
Email:	homesell23@gmail.com
Land Area:	581 sqm
Floor Area:	190 sqm
Legal Description:	LOT 101 DP 169992

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



## 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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