



For Sale by Owner 223A Ness Road, Kerikeri

3 BEDROOM HOME + 3 CABINS ON 4HA

A palm lined drive welcomes you to embrace the serenity of rural living with this 3-bedroom, 2-bathroom north facing property, situated on a flat lifestyle block.

The main dwelling is ideal for families and entertainers alike. A log fire and wall mounted heat pump offer a cosy solution meeting your heating needs, warming the large open plan lounge, dining and kitchen areas. The home boasts 12 solar panels, 2 car garage and close-by 36sqm covered entertainment area.

The outdoor amenities are exceptional, including a spa pool and large enclosed, secluded pool surrounded by lush landscaping, ideal for the lounging sun lover. A 16-fruit tree garden enhances this lifestyle living surrounded by 4 gated paddocks with water supply.

3 bespoke cosy-cabins and separate stand-alone professionally sited bathroom offer an income stream and have been well fraternised for short stop-over stays by worldwide guests visiting this popular area during the busy seasons. This peaceful retreat offers a CCTV security system supporting all areas for peace of mind and privacy.

This property just 7 minutes from Waipapa and 14 minutes from Kerikeri township you'll have easy access to major brand outlets, cafés, all age schools, entertainment, wineries and popular weekend market, and easy access to the renowned beauty of the Bay's and Northland.

Price:	\$1,295,000
Vendor's Name:	Ian Skinner
Phone:	021 139 9285
Email:	palmdriveboi@outlook.com
Land Area:	4 Ha
Floor Area:	Main dwelling 188 sqm
Legal Description:	LOT 1 DP 388028
Rateable Value:	\$1,300,000
Rates:	\$3,459.35 pa

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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.

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