



For Sale by Owner 15 Aubrey Way, Brookfield

PRIVATE, CONTEMPORARY & EASY CARE

Nestled at the end of a peaceful cul-de-sac, this stunning family home offers effortless living with a low-maintenance section and superb indoor-outdoor flow. At 176sqm, it's the perfect size for families or anyone seeking modern, easy-care living.

The home boasts three beautiful double bedrooms and two bathrooms, with the master featuring a ceiling fan and private ensuite.

The stylish living area is a highlight, with a sleek entertainers kitchen featuring crisp white cabinetry and modern appliances. The open plan design seamlessly connects the kitchen to the spacious dining area and lounge, where light neutral tones create a warm, inviting atmosphere. The lounge opens to a private patio, ideal for al fresco dining and entertaining.

Located on the desirable Bethlehem/Brookfield border, this home is perfectly situated for convenience. Within walking distance to Ridge Plaza's local shops and café, you'll find everyday essentials just around the corner. Families will appreciate the proximity to Te Kura o Manunui (Brookfield School) and Otumoetai Intermedated/College, while the nearby New World supermarket is a quick stop for groceries and the nearby bus stop makes commuting easy, with Tauranga CBD just 5km away, and Mt. Maunganui's popular beaches within a short drive for weekend escapes.



Price:	Enquiries over \$999,000
Vendor's Name:	Bryce Mott
Phone:	022 031 0301
Land Area:	310 sqm
Floor Area:	176 sqm
Legal Description:	LOT 19 DP 431801 & 1/17 SH ACCESS LOT 101 DP 431801
Rateable Value:	\$800,000
Rates:	TCC = \$3,275.99 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.

ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

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