



For Sale by Owner 4/8 Kells Place, Botany Downs

PRIVATE & IMMACULATE - TOP LOCATION

Nestled away in a tranquil garden setting down a private ROW, this freestanding, beautifully presented split level house offers the ultimate in private comfortable living within easy reach of popular amenities. The northfacing aspect allows plenty of sun to come deep into the living area in the winter which warms up the house.

A welcoming entrance foyer opens to a stylish renovated kitchen and spacious lounge/dining area with fabulous flow to the private patio and garden. Upstairs, you'll find 2 generous bedrooms with beautiful views over Botany Downs, with potential and space to create a 3rd bedroom if required, and a modern bathroom. On the lower level there is a separate laundry and large double garage with extra parking for a boat or caravan.

The garden is fully fenced with lush plantings for an added sense of peace and privacy. A garden shed houses the tools. Recently re-painted inside and out along with good insulation ensure comfortable low maintenance living.

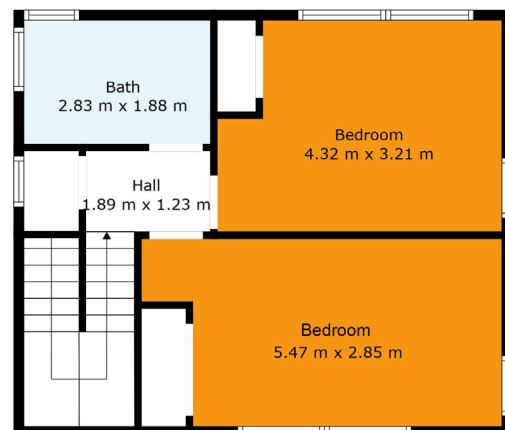
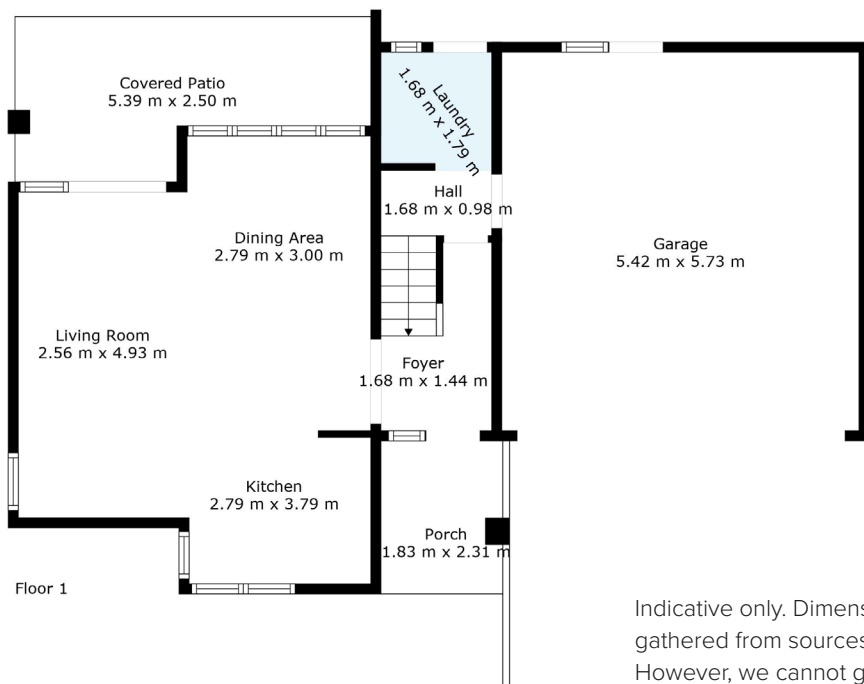
The owners have lived at the property for 15 years, after selling it the first time, they bought it back 2.5 years later because of the private and quiet setting. Now, they are about to retire and are on to the next step which is to move out of Auckland.

The property is situated handy to all levels of schooling, childcare centres, library, parks, sporting facilities and central to Highland Park shops, Howick, Pakuranga Plaza and Botany Town Centre.



Price:	Enquiries over \$875,000
Vendor's Name:	Claudine & Jan ter Schiphorst
Phone:	021 899 978
Email:	terschip@hotmail.com
Land Area:	1/4 share of 1463 sqm
Floor Area:	130 sqm
Legal Description:	FLAT 4 DP 182073, LOT 88 DP 167691, LOT 89 DP 167691
Rateable Value:	\$930,000 (2024)
Rates:	\$3,057.43 pa
Solicitor's Details:	Grant Cawley Land Law Ph 022 676 3002 grant@landlawnz.com

Disclaimer: Some of the information above has been provided to HomeSell/HomeSell Pro by the vendor or obtained from a third party or from sources such as Property Guru, Councils or LINZ title documents. HomeSell/HomeSell Pro has not verified the accuracy of or completeness of the information, and gives no warranty as to its accuracy, validity, or completeness. Prospective buyers should make their own enquiries or investigation as to its accuracy or completeness and seek independent legal advice if this information is material to their purchasing decision.



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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