



View from property

For Sale by Owner 28A Churchill Road, Judea, Tauranga

CHARMING TOWNHOUSE WITH PANORAMIC VIEWS

A very central location with Water views - at an entry level price -

This architect designed unit - with cedar cladding, copper gutters and Rimu accents provides you elevated panoramic views of the inner Harbour, the city lights and Papamoa Hills.

With immediate possession available, discover the joy of low-maintenance living in this inviting home - It's the perfect "lock and leave"!

- * Front Unit enjoying Morning Sun, with open-plan & vaulted ceilings, flowing to a full-length deck - Soak in the views with your BBQ close at hand. Featuring the master bedroom with ensuite, a versatile second bedroom and an extra bathroom with laundry. The upgraded kitchen has quality Bosch / F&P appliances, also a large Mitsubishi heat pump for year-round comfort. (all consented but not reflected in Rateable Value)
- * Compliant with Council Regulations and Healthy Homes standards. Downstairs (with 2.7 metre stud height) is extra storage with a tandem garage & workshop - room for the toys! Additional secure off street parking is available on site. Ideal for "Lock & Leave" convenience.
- * Leave the car at home - Tauranga's CBD is just minutes away, and the bus stop is conveniently located at the end of the street. Explore the Estuary Walkways & Cycleways - ideal for active lifestyles & central to all amenities.



Price:	\$679,000
Vendor's Name:	Roger Hunter
Phone:	0211 386 527 0211 086 845
Email:	rogerhunter5@gmail.com
Floor Area:	120 sqm including garage
Legal Description:	FLAT 1 DPS 38519 LOT 8 DPS 6554
Rateable Value:	\$595,000
Rates:	TCC \$2,720.92 pa

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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.

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