



For Sale by Owner 11/2 Lowell Place, Waipahihi, Taupo

LAKESIDE LUXURY - PREMIUM PENTHOUSE LIVING

Experience the ultimate in lakeside living at Waimahana 11, a stunning three-bedroom, two-bathroom penthouse apartment in a highly sought-after, lakefront complex. Offering breathtaking views of Lake Taupo and the city, this premium residence seamlessly blends comfort, style, and convenience.

Step inside and be greeted by a sophisticated open-plan layout, where the spacious living and dining areas flow effortlessly onto a large balcony - perfect for alfresco dining or simply soaking in the scenery. The sleek, modern kitchen features granite benchtops and quality appliances, making entertaining a delight.

The master suite is a true retreat, complete with a super king bed, his-and-hers wardrobes, and a luxurious ensuite with a double shower. Two additional bedrooms with queen beds share a well-appointed main bathroom with a separate bath and shower. Year-round comfort is ensured with underfloor heating, two heat pumps, and hush glass windows.

Exclusive complex amenities include a heated pool and spa, gym, sauna. The property also offers a designated undercover car park, lockable storage, and digital security.

Enjoy a low-maintenance, lock-and-leave lifestyle or a premium holiday home in one of Taupo's best locations. Situated right on the shores of Lake Taupo, with direct access to the scenic lakeside walkway through a secure gate, making morning strolls and waterfront activities effortless. Located in central Taupo, you're within walking distance of the town's vibrant cafés, restaurants, and boutique shops.



Price:	Price By Negotiation
Vendor's Name:	Louise Dekker
Phone:	0274 469 079
Email:	pldekker@extra.co.nz
Floor Area:	150 sqm
Legal Description:	Legal
Rateable Value:	\$1,530,000
Rates:	TDC \$5,341.39 pa WRC \$618.94 pa
Body Corporate:	\$9,353.57 pa - paid monthly @ \$779.46. This includes a fee of \$120 for the building's shared internet access.

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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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