



For Sale by Owner 122 No 2 Road, Te Puke

CHARACTER LIFESTYLE LIVING WITH INCOME

Step back in time while enjoying modern comforts in this beautifully presented 1880s villa, one of the oldest homes in the area. Set on approximately 1.6 hectares, this stunning lifestyle property offers space, charm, and income potential just under 4 km from town.

The Main Home: With high-stud ceilings and classic character, the main house boasts four double bedrooms and a smaller single bedroom/office. A well-designed layout includes a main bathroom with a bath, a separate shower room with toilet, and an additional separate toilet. The open-plan kitchen and dining area flow into a spacious lounge, where French doors open to the wraparound verandah and large deck. A separate laundry and ample storage under the stairwell and in the entrance porch add to the practicality. Comfort is ensured with a heat pump, HRV system, and insulation underfloor and in the ceiling. A brand-new gas cooktop and electric oven complete the modernized kitchen.

The Second Dwelling: A fantastic additional home, featuring three large bedrooms, a separate bathroom, a large laundry, a separate toilet, and spacious living, dining, and kitchen areas. Rimu floors add warmth, while a heat pump provides efficient heating.

The Land & Features: Surrounded by lush regenerated native bush, this private retreat features towering trees, including a 125-year-old Kauri, alongside abundant birdlife. A large, fenced lawn provides an idyllic setting for weddings and gatherings, with views to the Papamoa Hills and distant sea glimpses. Additional features include an easy-care garden, a vegetable patch, a chicken run, and four prolific avocado trees. The western slope is lined with mature walnut trees, enhancing the property's charm and productivity.

Extra features: Carport with shed at the house, large 3-bay garage with 3-phase power and storage, extensive parking, including a turning bay & storage for containers.

Price:	Enquiries over \$2,250,000
Vendor's Name:	Heather Borland
Phone:	027 565 8318
Email:	heatherborland01@gmail.com
Land Area:	1.5590 Ha
Legal Description:	LOT 1 DEPOSITED PLAN SOUTH AUCKLAND 65937
Rateable Value:	\$2,350,000
Rates:	WBOPDC = \$4,721.48 pa
Solicitor's Details:	Anna Fenton C/O Jody Tait Fenton McFadden jody@fentonlaw.co.nz Ph 07 573 8681

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.



Floor 1



Floor 2

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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