



**For Sale by Owner** 1/119 Withells Road, Avonhead

## SPACIOUS & PRIVATE AVONHEAD GEM

Tucked away in a prime Avonhead location, this deceptively spacious front unit offers comfort, convenience, and privacy. North-facing, set on TC1 land and featuring a double internal-access garage with generous shelving, the home is sure to impress!

Step inside to discover generous living spaces, including a large lounge with double sliders flowing to the dining area and kitchen with modern appliances. Three well-sized bedrooms include a huge master with an oversized wardrobe, plus two double bedrooms with built-in storage. The home also boasts a separate laundry, bathroom with bath and separate shower, and a separate toilet.

Recent upgrades ensure modern comfort, with retro-fitted double glazing, upgraded roof insulation, a heat pump, DVS system, night-store heater, and new blinds and drapes. Outdoors, enjoy four seating areas, extensive landscaping, raised gardens, and a variety of well-established fruit trees; all on an automatic watering system.

With Avonhead Mall, bus routes, doctors, and excellent schools just minutes away, this home is a rare find. Don't miss out - view today!



<b>Price:</b>	Enquiries over \$659,000
<b>Vendor's Name:</b>	Stewart Gavin
<b>Phone:</b>	027 242 2548
<b>Email:</b>	<a href="mailto:stewart.gavin@xtra.co.nz">stewart.gavin@xtra.co.nz</a>
<b>Land Area:</b>	1/2 share of 738 sqm
<b>Floor Area:</b>	148 sqm
<b>Legal Description:</b>	Flat 1 DP 54599 on Lot 1 DP 30872 having share in 738 m2
<b>Rateable Value:</b>	\$580,000
<b>Rates:</b>	\$3,408.60 pa (CCC)

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# HOW TO MAKE AN OFFER

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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:

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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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