



## For Sale by Owner 55 Ward Street, Trentham, Upper Hutt

### SUNNY MODERNISED CHARACTER LIVING

Discover this sunny, light-filled character home that beautifully blends classic charm with modern comforts. Solidly built with high-stud ceilings and wooden flooring in select areas, this home has been sympathetically modernized for contemporary living.

Step inside to find two double bedrooms off the entrance hall, both featuring built-in wardrobes. The modern bathroom includes a shower-over-bath, heated towel rail, and extractor fan. There is a separate laundry with a front-loader washing machine adding to the convenience. The open-plan kitchen, complete with a dishwasher, stove, and walk-in pantry, flows seamlessly into the living and dining area. French doors lead to a sunny north-facing deck, perfect for enjoying the outdoors.

Interior features include an HRV system with vents throughout, an infinity gas water heater, and two heat pumps for year-round comfort.

A converted garage space offers two additional rooms (unconsented) - ideal for guests or a home office - partially insulated for versatility. There's parking for one vehicle in the garage and off-street parking for two vehicles.

Outside, a covered gazebo provides a fantastic space for outdoor living and entertainment. The established gardens feature apple and lemon trees, veggie beds, and a front lawn with pear, cherry, and feijoa trees. The fully fenced section includes an optional farm gate for added security.

Located just a 2-minute walk to Wallaceville train station and close to local amenities, Heretaunga College, Miro Cinema, and Upper Hutt's town centre, this home offers the perfect blend of convenience and character.

LIM, Builders & Engineers reports available to interested buyers.



Price:	\$664,000
Contact:	Shelley Ashley - 027 560 3933 Michael Gilchrist - 021 586 195
Email:	shellshanab@yahoo.co.nz
Land Area:	588 sqm
Floor Area:	90 sqm plus garage
Legal Description:	LOT 1 DP 20612
Rateable Value:	\$810,000
Rates:	\$4,239.18 pa

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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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