



## For Sale by Owner 5/12 Schnapper Rock Road, Schnapper Rock

### LOCK-UP AND GO FOR BUSY FAMILIES

Positioned in one of Schnapper Rock, Albany's most sought-after areas, this low-maintenance townhouse offers the perfect blend of space, convenience, and easy-care living. With the added appeal of being an end unit.

Spread over a generous 155sqm (more or less), the thoughtful layout features 3 good-sized bedrooms, 2 bathrooms, and a separate guest toilet. Designed for privacy and sun, the home enjoys a warm, peaceful atmosphere throughout.

On the entry level, you'll find a spacious open-plan modern kitchen, dining, and living area that flows effortlessly onto a sunny balcony with lovely urban views - the perfect spot to relax or entertain. There's also a guest toilet conveniently located by the internal access door to the single-car garage/laundry.

Downstairs, the huge master bedroom comes complete with a walk-through wardrobe, ensuite, and private access through wide ranch sliders to a second balcony, offering equally beautiful views and wonderful privacy.

Upstairs, 2 further spacious bedrooms are serviced by a family bathroom - ideal for children, teenagers, or guests, with great separation from the master suite.

In addition to the internal garage there is a designated space plus visitor parking, making it easy for guests when you're entertaining.

This home offers a modern, low-maintenance lifestyle perfect for those seeking "lock-up and go" convenience. Zoned for highly regarded Upper Harbour Primary, Albany Junior, and Albany Senior High Schools - all within walking distance. Plus, you'll love the easy motorway access north, west, and south, and the proximity to top private schools (Kristin and Pinehurst), local shops, restaurants & petrol stations.

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<b>Price:</b>	Enquiries over \$845,000
<b>Vendor's Name:</b>	Josh & Elise Syme
<b>Phone:</b>	021 252 7718
<b>Email:</b>	joshjsyme@gmail.com
<b>Floor Area:</b>	155 sqm (more or less)
<b>Legal Description:</b>	Unit E DP 413394, Aux 4 DP 413394
<b>Rateable Value:</b>	\$900,000 (2024)
<b>Rates:</b>	\$2,769.70 pa
<b>Solicitor's Details:</b>	MacGregor Chapman Snedden Law Ph: 09 379 4506 mac@sneddenlaw.co.nz

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.

# 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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