



For Sale by Owner 30B Redwood Crescent, Hurdon

WHAT YOU CANNOT SEE IS WORTH SEEING

A home blending comfort with nature. Nestled in a well sought after, peaceful location, this immaculately presented single level home offers comfort and warmth with views to Mount Taranaki and overlooks native bush, filled with a vibrant bird life.

The tranquil landscaped gardens provide a path onto the beautiful Rotokare Barrett Domain walkways while all the time you are just minutes to town. This home features an open plan kitchen, with walk in butler's pantry, dining area, enclosed Portico extending your living space to the outdoors, a separate lounge with cathedral ceiling and gas fire.

The master bedroom features a walk-in wardrobe and ensuite. There are two additional double bedrooms, a spacious main bathroom plus a separate utility/laundry room, leading to a double garage with attic storage.

Other features include a 2.550mtr stud height, tinted/double glazed windows with thermally broken joinery, water filtration throughout the house and plenty of cupboard space for all your storage.

Extended decking compliments your indoor-outdoor flow for entertaining. Established paths, room to park the boat, caravan or motorhome, workshop and garden shed complete this home.

The property is in close proximity to local store, café, fuel station, early childhood centre, Frankley primary school, Francis Douglas Collage, Taranaki Base Hospital, Westown shopping centre and Woolworths Supermarket Spotswood.

3  2  1  2 

Price:	Set date of sale: 4pm, Wednesday 4th June 2025 (unless sold prior)
Vendor's Name:	Keith & Selina Forsman-Jamieson
Phone:	027 329 0389 / 027 575 3272
Email:	forsman-jamieson@xtra.co.nz
Land Area:	1,617 sqm
Floor Area:	196 sqm
Legal Description:	Lot 25 Deposited Plan 403872
Rateable Value:	\$1,150,000
Rates:	NPDC \$4,555.56 pa TRC \$544.45 pa
Solicitor's Details:	Karen Wood Govett Quilliam Phone 06 768 3700 karen.wood@gqlaw.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

Guide to buying a HomeSell property being sold by 'Deadline Private Treaty' (also known as a 'Set Date Of Sale').

You like the look of the property you have just viewed and have already started working out where the couch will go, but how do you make an offer?

1. Ask the seller for a copy of the Sale & Purchase Agreement, plus any other information they may have (such as LIM, Title, and Building Report).
2. Complete the Sale & Purchase Agreement with your lawyer. Insert the price that you are willing to pay plus any conditions such as Finance, Building Report, LIM etc. If you are unable to complete a formal agreement prior to the deadline, the vendor may allow you to submit an 'Expression of Interest' instead.
3. Email or send the signed Sale & Purchase Agreement or 'Expression of Interest' to the seller prior to the deadline.
4. The seller will advise you as soon as possible after the deadline whether your offer has been accepted. NOTE If you submitted an 'Expression of Interest' and the seller wishes to accept, this is NOT legally binding. You will need to have your lawyer help prepare a formal Sale & Purchase Agreement before it can be formally accepted by the seller.

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 seller will consider both/all the offers at the same time and choose the offer that best suits. You are asked to state the highest price you are prepared to offer and any conditions you want met. The seller will then consider the offers 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.
4. Your lawyer will be able to help you with any step in the process and feel free to ask the seller if you have any questions regarding the property or the process.

Set Date Of Sale: All offers to be received by 4pm on Wednesday 4th June 2025 (unless sold prior)

ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

Let the private sale property experts assist you. Proven success and saving vendors thousands, since 2002. Marketing packages from just \$1099 - Call HomeSell now on 0800 003 001 or visit www.homesell.co.nz
