



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.

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Price:	Enquiries over \$1,150,000
Vendor's Name:	Keith & Selina Forsman-Jamieson
Phone:	027 329 0389 / 027 575 3272
Email:	forsman-jamieson@extra.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

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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.

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