



For Sale by Owner 2/20 Tui Street, Town Centre, Taupo

LAKE PROXIMITY, LIFESTYLE, INVESTMENT POTENTIAL

Located just 100 metres (approx) from the lakefront in Taupo's highly sought-after Bird Area, this well-maintained two-storey steel-framed home on Tui Street offers comfort, versatility, and excellent investment potential. Whether you're a family, retiree, or looking for a premium home for short-term accommodation rental, this home ticks all the boxes.

This home is a steel frame home, so no issues with "leaky homes". The layout includes three generously sized bedrooms with built-in wardrobes, including master on the ground floor with a semi-ensuite accessible to guests without needing to go through the bedroom, and two more bedrooms plus a second bathroom upstairs. The open-plan lounge and dining area flow to the kitchen with a breakfast bar and out to a private courtyard, perfect for relaxing or entertaining.

Features include a gas wall heater, new heat pump, double glazing in the master, and mains gas hot water. Outdoors, enjoy a fully fenced section with low-maintenance gardens, a fish pond, and a garden shed. The carpeted garage adds storage, with extra parking in front. Zoned for Hilltop School and close to town - this is a rare find!



Price:	Enquiries over \$850,000
Vendor's Name:	John McNaughton
Phone:	021 744 264
Email:	ja.mcnaughton@xtra.co.nz
Land Area:	1/4 share of 1,426 sqm
Floor Area:	150 sqm
Legal Description:	1/4 Share of Lot 6 DP 18568 Flat 3 DPS 68839
Rateable Value:	\$925,000
Rates:	TDC = \$4,161.22 pa WRC = \$462.70 pa
Solicitor's Details:	Cargill Stent Clarke Lawyers Taupo Phone (07) 376 0000

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.

ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

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