



For Sale by Owner 23 Waiwherowhero Drive, Saint Andrews, Hamilton

SPACIOUS, MODERNISED HOME - PRIME LOCATION

This well-presented, three-bedroom home in the heart of St Andrews offers comfort, flexibility, and a location that's hard to beat. All bedrooms are doubles with spacious built-in wardrobes, serviced by a renovated bathroom and separate toilet. The open-plan lounge, dining, and modernised kitchen - featuring excellent storage, dual wall ovens, a gas hob, and generous natural light - make everyday living a breeze.

Recently updated flooring and a combination of ceiling and wall insulation, a gas heater, and a heat pump ensure year-round comfort. An infinity gas water system adds further convenience.

The double garage is a standout, currently configured as a workshop and office space with extra storage, a laundry area, and loft - easily convertible back to full garaging. Outside, enjoy generous off-street parking, a tidy front yard, and a fully fenced backyard with a rotary washing line and garden shed.

Located just a short stroll to parks, cafes, and the river, and minutes to The Base shopping centre. Zoned for sought-after schools, this is the perfect spot for families or investors.



Price:	By Negotiation
Vendor's Name:	Alan & Jojo McGlade
Phone:	022 366 0753
Email:	alan.mcglade@gmail.com
Land Area:	764 sqm
Floor Area:	150 sqm
Legal Description:	LOT 22 DP S73457
Rateable Value:	\$1,025,000
Rates:	HCC = \$3,906.58 pa
Solicitor's Details:	Rachel Webster admin@rachelwebster.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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