



## For Sale by Owner 47/22 Pyes Pa Road, Pyes Pa

### PICK OF THE CROP AT ORANGE GROVE

Positioned in one of the best locations within this friendly village, this tidy spacious 2 bedroom unit will appeal to those over 55s seeking independent living whilst having the benefits of a care-free secure village lifestyle. Unit 47 is very peaceful and is located opposite the village bowling green.

Features include:

- 2 bedrooms and a dual access bathroom
- Open plan kitchen, dining and living area
- Single garage/laundry plus a driveway park and visitor parking
- Well presented with mains gas hot water and heat pump
- Sunny rear patio and established gardens

Orange Grove is a lifestyle village designed for individuals aged 55 and over. This gated community offers 'own your own' properties, allowing residents to sell their units just like any private property. Recently, all 59 units received a fresh exterior paint, and the grounds are meticulously maintained by our on-site manager.

Residents can enjoy a variety of social activities, a clubhouse, and a bowling green. The village is conveniently located within walking distance of the Pyes Pa shopping centre, which features restaurants, a pharmacy, doctors' offices, takeaways, a liquor store, a swimming pool, and grocery delivery services. Additionally, there is a nearby bus stop for easy transportation.



<b>Price:</b>	Enquiries over \$630,000
<b>Vendor's Name:</b>	Chris Bryan
<b>Phone:</b>	0275 444 105
<b>Email:</b>	cjbandjab@hotmail.com
<b>Floor Area:</b>	102 sqm
<b>Legal Description:</b>	PU 47 DPS 88773 SH LOT 2 DPS 85647
<b>Rateable Value:</b>	\$625,000
<b>Rates:</b>	TCC = \$2,843.29 pa BOPRC = \$651.11 pa

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# 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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## ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

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