



For Sale by Owner 6 Cedars Street, Hoon Hay

WARM, WELCOMING & WAITING FOR YOU!

6 Cedars Street is set in a family-friendly neighbourhood, just around the corner from Spreydon School. Only a stones throw from the CBD, there is real potential here. A solid investment or first home, this house won't be available for long. Hoon Hay is a sought-after location and this property will be popular!

Warm and homely, the property features three large bedrooms - including a master with a generous built-in wardrobe - an open-plan kitchen and lounge that's compact yet functional, and the bonus of a second toilet and separate laundry. A heat pump in the lounge, a ventilation system to each bedroom, and insulation in the walls, ceiling, and underfloor ensure year-round comfort.

Freshly painted inside and out, it also has aluminium joinery with some double glazing, a modernised bathroom, restored rimu woodwork and polished wooden floors.

Enjoy sunny afternoons in the large fully fenced backyard - complete with fruit trees, established shade trees, and plenty of space for entertaining, BBQs, pets and children to play. The section includes a single garage, three garden sheds, and off-street parking.

Located close to parks, Port Hills tracks, Pioneer Recreation Centre, Barrington Mall, great cafes, transport links and good schooling, this solid family home offers excellent rental potential and potential for subdivision (subject to regular Council approvals).

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Price:	Set Date Of Sale Closes 4pm, Thursday 28th August 2025 (unless sold prior)
Vendor's Name:	Abel Roche
Phone:	021 425 498
Email:	tarnproperty500@gmail.com
Land Area:	822 sqm
Floor Area:	110 sqm
Legal Description:	LOT 38 DP 16668
Rateable Value:	\$630,000
Rates:	CCC \$3,305.89 pa CRC \$574.08 pa

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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 Thursday 28th August 2025 (unless sold prior)

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