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For Sale by Owner 223 Tukere Drive, Whangamata

MINERS COTTAGE CHARM ON HARBOUR'S EDGE

Positioned at the end of a quiet cul-de-sac and overlooking the upper harbour reserve, this warm and inviting bach enjoys water views that won't be built out - an enviable setting for relaxed coastal living.

The home offers flexible spaces with 3-4 bedrooms, plus a loft bedroom above the garage. There are two living areas, a family bathroom with separate toilet, and a utility room with laundry and extra storage. A gas heater, insulation, and quality appliances - including a Fisher & Paykel French door fridge and dishwasher - ensure everyday comfort and convenience.

Step outside to soak up the all-day sun and sweeping views from the spacious deck, complete with louvres for year-round enjoyment. The section also features a garden shed with concrete floor, a handy filleting/garden bench, and established fruit trees including avocado, lemon, and grapefruit.

Parking is well catered for with a single garage with loft space, and a separate space for the boat or motorhome. Just a 15-minute walk to town and the ocean beach, this property combines lifestyle, location, and outlook in one special package.

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Price:	$1,250,000
Vendor's Name:	Chris Marra
Phone:	027 292 5077 or 027 875 6475
Email:	c-d-marra@live.com
Land Area:	717 sqm
Floor Area:	126 sqm plus garage
Legal Description:	LOT 136 DPS 21044
Rateable Value:	$1,050,000
Rates:	TCDC = $4993.23 pa WRC = $529.08 pa

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.