



For Sale by Owner 69 Bert Wall Drive, Omokoroa

RESORT-STYLE LIVING IN OMOKOROA

Set on a quiet, family-friendly street, this stylish home offers the perfect mix of comfort, convenience, and coastal lifestyle. Ideal for families, professionals, or investors seeking an easy-care property in popular Omokoroa.

Inside, you'll find four bedrooms, two bathrooms plus a guest powder room, and an open-plan kitchen, dining, and living space that flows seamlessly outdoors. The modern kitchen features gas cooking, a breakfast bar, and quality appliances - perfect for everyday living and entertaining. Ducted air conditioning, gas infinity hot water, double glazing, and insulation ensure year-round comfort, while modern décor adds a fresh, contemporary feel.

The outdoor living is a standout with a covered lounge area, sparkling in-ground pool with LED lighting, and fully fenced section - safe for kids and pets. Easy-care landscaping means more time to relax and enjoy.

The internal-access garage with clever lifestyle door is currently set up as a games retreat with laundry/workshop, plus there's ample off-street parking for multiple vehicles or the boat.

Close to Omokoroa Point School, shops, cafés, medical facilities and a few minutes to the golf course, coastal walkways and beaches. Situated just 20 minutes to Tauranga CBD, this is lifestyle living at its best.

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Price:	For sale by deadline private treaty - All offers to be received by 4pm, Thursday 16th October 2025 (unless sold prior)
Vendor's Name:	Mark & Vicki Jenkins
Phone:	021 777 122
Email:	vicki.mark@hotmail.co.nz
Land Area:	478 sqm
Floor Area:	183 sqm
Legal Description:	LOT 128 DP 507511
Rates:	WBOP = \$4,727.37 pa BoPRC = \$427.29 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.

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