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For Sale by Owner 10 Hill Road, Warrington

WARM, CHARACTER-FILLED HOME BY THE BEACH

Tucked away in the heart of Warrington, this charming property offers a rare combination of character, comfort, and lifestyle. Just a short stroll from Warrington Beach and Blueskin Bay, it's the perfect haven for families, couples, retirees, or those seeking a holiday escape.

Accessed via a covered veranda framed by established native plantings, the home welcomes you into a light-filled open-plan kitchen and living area. The kitchen features a Fisher & Paykel oven with induction cooktop, complemented by bi-fold double-glazed windows that open to the outdoors. Living spaces flow seamlessly through bi-fold doors to a sunny deck and private, fully fenced garden.

Inside, there are two double bedrooms plus a versatile single room/office and a bathroom complete with shower over a claw-foot bath. Reclaimed wooden flooring adds timeless warmth, while the home's impressive comfort features include full double glazing, underfloor/ceiling/wall insulation, HRV system, and a wood-burner on wetback.

The flat section is easy-care yet inviting, with raised vegetable beds, a greenhouse, mature trees, and native plantings that attract tuis, bellbirds, and more. Kids and pets will love the space, while gardeners will appreciate the potential. Out-buildings include a large garden shed and open storage shed, with two off-street parks on the driveway.

Just a 5 min drive to Waitati for On-the Spot dairy/post shop, garden centre, cafes and library. Warrington School is just a 3 min walk, and Dunedin is only 20 mins by car. Warrington beach and Blueskin Bay are less than 5 mins walk. Safe swimming, kayaking, surfing, tramping, and wildlife encounters on your doorstep.

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Price:	$540,000
Vendor's Name:	Lian Gardner
Phone:	021 112 7748
Email:	gardners.nz@gmail.com
Land Area:	809 sqm
Floor Area:	80 sqm
Legal Description:	LOT 9 BLK II DP 2305
Rateable Value:	$540,000

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.