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For Sale by Owner 19 Lowburn Place, Clover Park

SPACIOUS FAMILY HOME IN CENTRAL LOCATION

Tucked away at the end of a peaceful cul-de-sac, this tidy three-bedroom home offers space, practicality, and a superb location in the heart of Manukau.

The generous floor plan includes a very large master bedroom with ensuite, two further bedrooms, a family bathroom, and a separate toilet. The open-plan kitchen, dining, and lounge area is the hub of the home, flowing seamlessly to a covered BBQ deck - perfect for entertaining year-round. A separate laundry adds everyday convenience.

Well insulated in the roof and underfloor, with new carpet and a DVS system keeping the home dry and ventilated, comfort is assured in all seasons. The fully fenced back section and easy-care gardens provide privacy and a safe space for kids or pets to enjoy. Low-maintenance exterior cladding ensures you'll spend less time on upkeep and more time enjoying the home.

Parking is a breeze with a double garage plus off-street parking for two additional vehicles.

Great for families or investors, Clover Park is a welcoming suburb, just minutes from both Manukau and Ormiston shopping centres, motorway access, and all levels of schooling including Chapel Downs, Redoubt North, and Tangaroa College.

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Price:	Enquiries over $899,000
Vendor's Name:	Virginia Warren
Phone:	027 229 1367
Email:	vvwarren@ps.gen.nz
Land Area:	773 sqm
Floor Area:	124 sqm
Legal Description:	LOT 91 DP 132769 & 1/5 SH LOT 95 DP 132769
Rateable Value:	$930,000
Rates:	$3,228.70 pa
Solicitor's Details:	Blackwood Montagna Pukekohe Phone: 09 283 8432 reception@bmlegal.co.nz

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.