



## For Sale by Owner 123b Mayfair Avenue, Whangamata

### Sunny studio/bach - private and elevated

This property is suitable for a single person, a loving couple or shared family situation.

Two onsite caravans are used for bedrooms and storage. Inside the bach there is a pull-down bed, fully equipped kitchen (fridge, stove, microwave), heat pump, bathroom and separate toilet. The studio has a large deck - fully enclosable for added living space.

The flat section has room for tents and cars plus electrical hookup for a camper-van.

There is also a separate laundry/tool shed and smoker (for the fish).

Minutes from town, beaches, marina and harbour – and above any potential flood hazards.

You can enjoy moving straight in – comes furnished with everything you could need.

Plans available for new dwelling (where the caravans are) should you wish to live on site while you build.

Please call or text if you have any questions, or to arrange a viewing at a time that suits you. Brochures and more information available on request.

<b>Price:</b>	Enquiries over \$650,000
<b>Vendor's Name:</b>	Stephen Town
<b>Phone:</b>	027 2289 112
<b>Email:</b>	stephen.town60@gmail.com
<b>Land Area:</b>	1/2 share of 760sqm
<b>Floor Area:</b>	26 sqm
<b>Legal Description:</b>	Garage 2 DPS 59870 on 1/2 Share of Lot 37 DPS 38762
<b>Rateable Value:</b>	\$630,000
<b>Rates:</b>	TCDC = \$4646.55 pa WRC = \$393.84 pa

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# HOW TO MAKE AN OFFER

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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:

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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.

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## ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

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