



## For Sale by Owner 286 Pukehina Parade, Pukehina

### THE ULTIMATE PUKEHINA ESCAPE WITH STUNNING SUNSETS

Set on a full 809sqm section, this stylish, renovated cedar home offers the perfect Pukehina lifestyle - just steps from the beach with plenty of room for the whole family.

Upstairs features an open plan kitchen and dining area with great natural light and a separate lounge. The kitchen has been fully updated with quality fixtures from Mico, a stainless steel island, and includes a dishwasher and fridge. Two bedrooms are located on this level, along with a spacious modern bathroom with both shower and bath. Dual blinds are fitted on all windows, and there are two heat pumps - one in the lounge and one in the main bedroom.

Downstairs you'll find a third bedroom, plus a shower in the laundry and a separate toilet in the internal-access garage. The garage can be used as a second living area or rumpus room, making it ideal for teenagers, guests or a dual-family holiday setup.

The home has been fully repainted inside and out, with new guttering and double-glazed joinery (excluding the garage). The roof has been repainted and professionally checked - no leaks or rust. The stairs and privacy screen at the front are new, and the fences and back deck have been water-blasted to restore their natural timber look.

The large backyard is fully fenced (aside from a decorative log front fence), and features a garden shed, a kids' playhouse, and a hot/cold outdoor shower - perfect after the beach. There's heaps of off-street parking and plenty of space for tents, caravans, or even a tiny home or sleep-out.



<b>Price:</b>	\$1,190,000
<b>Vendor's Name:</b>	Nikki & Peter Edwards
<b>Phone:</b>	021 050 0535 / 027 549 8384
<b>Email:</b>	nikki@visionlab.nz
<b>Land Area:</b>	809 sqm
<b>Floor Area:</b>	151 sqm
<b>Legal Description:</b>	LOT 247 DP SOUTH AUCKLAND 9104
<b>Rateable Value:</b>	\$1,070,000
<b>Rates:</b>	WBoPDC \$2,993.84 pa
<b>Solicitor's Details:</b>	Cameron Russell CooneyLeesMorgan Ph 07 927 0561 crussell@clmlaw.co.nz

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FLOOR 2



FLOOR 1

Indicative only. Dimensions are approximate.

All information contained herein is gathered from sources we believe to be reliable.

However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## 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.

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