



For Sale by Owner 90 Fahey Road, Bombay

EXCEPTIONAL FAMILY LIFESTYLE ON SIX ACRES

Set on six fully fenced acres of flat to gently rolling land, this impressive property offers a lifestyle like no other. Designed for comfort, functionality, and family living, the home features four double bedrooms, including a master with ensuite and walk-in wardrobe, a family bathroom with separate toilet and a separate laundry. The spacious open-plan kitchen, dining and family area is complimented by a large separate living room with great flow to outdoor decks (one covered) and a paved courtyard.

Inside, comfort and efficiency are paramount with double glazing throughout, upgraded ceiling and floor insulation, a freestanding fireplace, large heat pump in the living room, DVS system, 8kW solar panels, electric hot water, and an alarm system.

The property is a dream for hobbyists and families alike, with a massive 100sqm garage/workshop with 3-phase wiring and a lined and insulated room/man-cave/etc. There is an extra-large internal double garage and extensive outdoor parking adds further convenience. Kids will love the timber playhouse/fort overlooking the grazing land. Raise your own beef, lamb and chickens for free-range eggs, and enjoy your own home-grown orchard fruit and vegetables.

Set in a private location with easy access to the Bombay motorway interchange with food outlets, groceries and fuel; this property combines rural lifestyle with the convenience of town just a short drive away. Only 4km (5 mins) to motorway access, 9km (10 mins) to Pukekohe, 35km to Auckland Airport, 47km to Auckland CBD, and only 45 mins to Hamilton on the brilliant Waikato Expressway.

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Price:		Enquiries over \$1,525,000					
Contact:		Vivienne					
Phone:		027 8066 414					
Email:		m.liefting@xtra.co.nz					
Land Area:		2.5779 Ha					
Floor Area:		260sqm dwelling plus 100sqm garage/workshop					
Legal Description:		Lot 2 DP 122339					
Rateable Value:		\$1,550,000					
Rates:		\$3,853.74 pa					

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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.

ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

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