



For Sale by Owner 3 Huruhuru Road, Massey

TWO DWELLINGS – LOTS OF POSSIBILITIES!

Calling large or extended families, home-and-income buyers, or savvy investors - this versatile property with two dwellings on one site offers flexibility and great returns in a super convenient location.

Main Dwelling:

Featuring three bedrooms, a modern bathroom, and a stylish open-plan kitchen, dining, and lounge area that flows to a spacious deck with a pergola - perfect for outdoor entertaining. There's also a handy garden shed. Currently rented at \$480 per week, it provides immediate income potential.

Minor Dwelling:

Comprising two double bedrooms, a modern bathroom, and a large living area with a kitchen space. The generous laundry/study adds versatility, while the deck and pergola create inviting outdoor living. A large shed with a concrete pad (currently covered by a pergola) could easily be converted into an extra bedroom or workspace.

Additional highlights include multiple covered and uncovered entertaining areas, a tidy fenced backyard with good privacy, carport plus 4-5 off-street parks, and recent repainting inside and out.

All this with friendly neighbours close to schools, transport, and motorway access - just minutes from Northwest Shopping Centre, Costco, PaknSave and Massey High School.



Price:	Set date of sale closes: 4pm Tuesday 18th November 2025 (unless sold prior)
Vendor's Name:	Juan Le Roux
Phone:	021 298 3020
Email:	juan@carpetbrite.co.nz
Land Area:	809 sqm
Legal Description:	LOT 2 DP 68950
Rateable Value:	\$920,000
Rates:	\$4,106.73 pa
Solicitor's Details:	Praneeta Kumar Boyle Mathieson Phone 09 8376004 Email: pkumar@bmlaw.co.nz

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HOW TO MAKE AN OFFER

Guide to buying a HomeSell property being sold by 'Deadline Private Treaty' (also known as a 'Set Date Of Sale').

You like the look of the property you have just viewed and have already started working out where the couch will go, but how do you make an offer?

1. Ask the seller for a copy of the Sale & Purchase Agreement, plus any other information they may have (such as LIM, Title, and Building Report).
2. Complete the Sale & Purchase Agreement with your lawyer. Insert the price that you are willing to pay plus any conditions such as Finance, Building Report, LIM etc. If you are unable to complete a formal agreement prior to the deadline, the vendor may allow you to submit an 'Expression of Interest' instead.
3. Email or send the signed Sale & Purchase Agreement or 'Expression of Interest' to the seller prior to the deadline.
4. The seller will advise you as soon as possible after the deadline whether your offer has been accepted. **NOTE** If you submitted an 'Expression of Interest' and the seller wishes to accept, this is **NOT** legally binding. You will need to have your lawyer help prepare a formal Sale & Purchase Agreement before it can be formally accepted by the seller.

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 seller will consider both/all the offers at the same time and choose the offer that best suits. You are asked to state the highest price you are prepared to offer and any conditions you want met. The seller will then consider the offers 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.
4. Your lawyer will be able to help you with any step in the process and feel free to ask the seller if you have any questions regarding the property or the process.

Set Date Of Sale: All offers to be received by 4pm on Tuesday 18th November 2025 (unless sold prior)

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