



For Sale by Owner 23 Walsh Road, Milldale

MODERN COMFORT, EFFORTLESS LIVING

Stunning single-level builder's own home, beautifully finished and set on a fully landscaped 503sqm section. Designed for relaxed family living, the home features 4 bedrooms and 2 bathrooms, including a stylish master suite with walk-in wardrobe and ensuite. The family bathroom includes a separate toilet for convenience.

The entertainer's kitchen forms the heart of the home, flowing through open-plan dining and living to a generous covered alfresco area - perfect for year-round outdoor enjoyment. A fully fenced backyard with established planting provides privacy, sunshine, and a safe space for children and pets.

Comfort is assured with double glazing, heat pump and a security alarm. The carpeted double garage incorporates the laundry, while the driveway offers extra parking plus a dedicated space for the boat or trailer.

Located in a sought-after Milldale street close to parks, local shops, quality schooling, Silverdale Mall, motorway access and the Hibiscus Bus Station - and just 10 minutes to Orewa Beach.

The remainder of the 10-year Master Build guarantee offers peace of mind. A superb, move-in-ready home offering peace, privacy and easy modern living - act quickly!



Price:	Enquiries over \$1,300,000
Vendor's Name:	Haydn Miller
Phone:	022 176 3403
Email:	admin@rightlinedevelopments.co.nz
Land Area:	503 sqm
Floor Area:	174 sqm
Legal Description:	LOT 94 DP 531172
Rateable Value:	\$1,350,000
Rates:	\$5,493.36 pa
Solicitor's Details:	Lucas Burn Davenport West Phone 09 836 4099 lucas.burn@davenportswest.co.nz

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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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