



For Sale by Owner 56 Arakotipu Boulevard, Waiotahi

BEACHSIDE LIFESTYLE WITH EXCEPTIONAL EXTRAS

Located in the highly sought-after Waiotahi Drifts subdivision, this modern coastal home offers peace, privacy and unbeatable convenience - just a 3-minute walk to beautiful Waiotahi Beach. A welcoming community where many enjoy holiday-home living all year round, you'll love the quiet streets and relaxed seaside atmosphere.

This well-designed home features four double bedrooms, including a master suite with walk-in wardrobe and ensuite, plus a stylish family bathroom. The spacious open-plan lounge, dining and kitchen area impresses with a 5-metre stud height, oversized windows and two Velux skylights, filling the space with natural light. Comfort is assured with three heat pumps, LED lighting and full insulation. The kitchen is equipped with quality Bosch appliances including induction cooktop, dishwasher and dual ovens, plus a Samsung fridge/freezer.

A standout feature is the extra-height double garage - perfect for securely storing a boat, motorhome or caravan, with attic storage, laundry facilities and a handy third toilet.

Outdoor living is something truly special here - enjoy large decks overlooking farmland, a pergola with blinds, spa pool, outdoor kitchen with Bosch appliances, and a Metro outdoor fire/pizza oven. The fully fenced section also includes a garden shed, wood shed, raised vegetable beds and established fruit trees. Beach life awaits!



Price:	Enquiries over \$995,000
Vendor's Name:	Keith & Sue Osborne
Phone:	027 273 0341 027 229 8080
Email:	ratapark@extra.co.nz
Land Area:	625 sqm
Floor Area:	220 sqm
Legal Description:	LOT 136 DP 348988
Rateable Value:	\$940,000
Rates:	ODC = \$5,012.49 pa BOPRC = \$393.04 pa
Solicitor's Details:	Amanda Bedford McCaw Lewis Phone 07 958 7451

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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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