



For Sale by Owner 7/110 Kervil Avenue, Te Atatu Peninsula

MODERN LIVING MADE EASY

Designed for effortless living, this stylish one-bedroom, two-storey townhouse is freehold, no body corporate. It's the perfect entry into the popular Te Atatu Peninsula market - ideal for first-home buyers, professional singles/couples, or savvy investors seeking a low-maintenance, high-demand rental.

Completed in 2023 by Mike Greer Homes, the layout maximises space with an open-plan kitchen, dining and living area flowing to a private, fenced courtyard complete with garden shed. Neutral décor and quality finishes throughout provide an inviting and modern feel. A full bathroom, separate laundry and efficient heat pump complete the picture for comfortable year-round living.

Tucked away at the end of a quiet right-of-way, this home offers privacy and peace while still being just minutes from daily conveniences. Street parking is available nearby.

Why You'll Love Living Here:

- Prime location - only 15 minutes to the CBD
- Close to waterfront walkways, parks, and local reserves
- Short distance to shops, supermarket, cafes, schools, library & community facilities
- Easy access to the Northwestern Motorway for a seamless commute

Low-maintenance, modern living in a top location - secure your spot on the Peninsula.

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Price:	Enquiries over \$495,000
Vendor's Name:	Jordan Upton
Phone:	027 868 0493
Email:	jordan.upton@gmail.com
Land Area:	90 sqm
Floor Area:	48 sqm
Legal Description:	LOT 7 DP 580098
Rateable Value:	\$500,000
Rates:	\$2,217.92 pa
Solicitor's Details:	Mark Harrison & Associates Phone 09 411 7467

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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.

ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

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