

## For Sale by Owner 201/32 Swanson Street, City Centre

### \$88,888 PRICE DROP! FREEHOLD CBD APARTMENT

Now only \$509,112 - previously listed at \$598,000 with a real estate agent.

Situated at 32 Swanson Street (Park Residences), this modern apartment enjoys an enviable central-city location. It sits next to the peaceful St Patrick's Square and the historic cathedral, and is just moments from Viaduct Harbour, Wynyard Quarter, Britomart, SkyCity, and top universities. Everything from shopping and dining on Queen Street to waterfront cafes and bars is within easy walking distance - perfect for first home buyers or investors seeking a high-value CBD property at a genuine bargain price.

#### Key Features:

- Stratum in Freehold title
- Modern construction (completed 2018)
- Approx. 50 sqm floor area (according to Auckland Council records) - includes large bedroom with a walk-in wardrobe, modern bathroom and open-plan living area.
- Resident amenities - includes access to an indoor swimming pool and gym.
- Prime CBD location - walking access to Commercial Bay, Queen Street, Britomart, SkyCity, the waterfront, universities and public transport hubs.
- Excellent rental potential - desirable for tenants seeking city-living convenience.

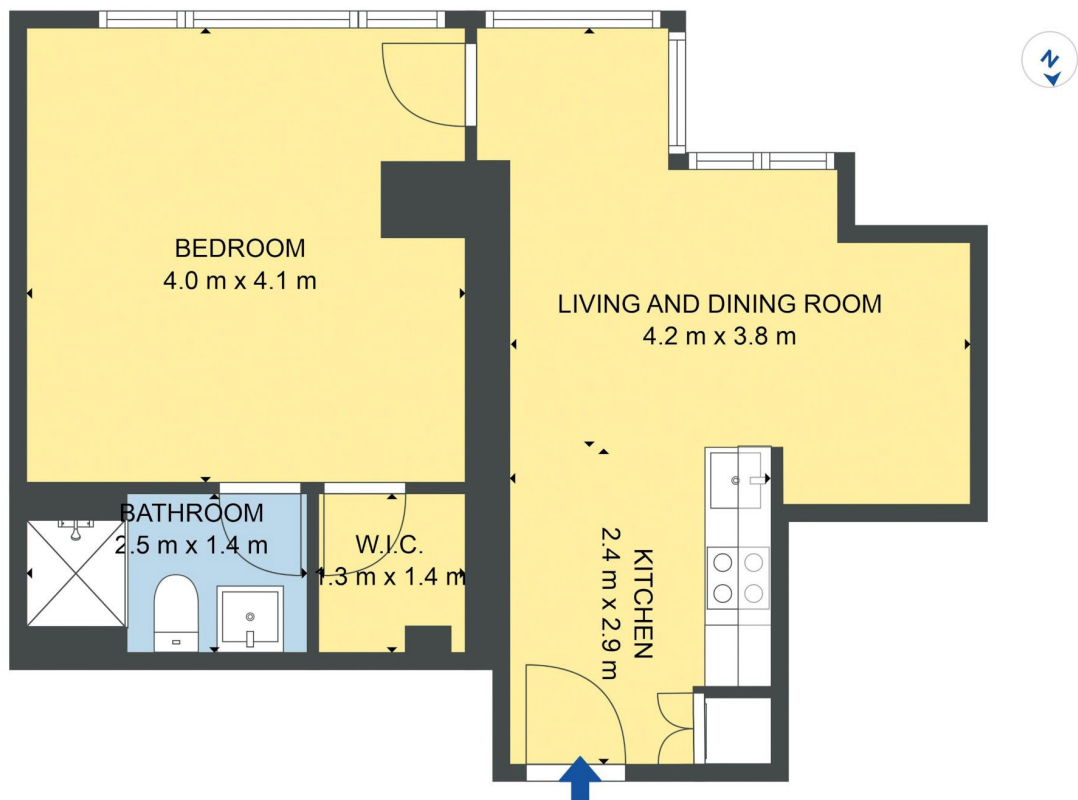
This is an outstanding opportunity to secure a modern, bank-friendly CBD apartment at a genuine bargain - significantly reduced from the previous agent listing.

Act quickly - if not sold privately, the property may be relisted through an agency at a higher price.



<b>Price:</b>	\$509,112
<b>Vendor's Name:</b>	David
<b>Phone:</b>	022 689 0110
<b>Email:</b>	happykiwiman@yahoo.com
<b>Floor Area:</b>	50 sqm (according to Auckland Council records)
<b>Legal Description:</b>	PRIN 201 DP 511909
<b>Rateable Value:</b>	\$440,000
<b>Rates:</b>	\$1,757.34 pa
<b>Body Corp Fee:</b>	\$4,103 pa approx

Disclaimer: Some of the information above has been provided to HomeSell/HomeSell Pro by the vendor or obtained from a third party or from sources such as Property Guru, Councils or LINZ title documents. HomeSell/HomeSell Pro has not verified the accuracy of or completeness of the information, and gives no warranty as to its accuracy, validity, or completeness. Prospective buyers should make their own enquiries or investigation as to its accuracy or completeness and seek independent legal advice if this information is material to their purchasing decision.



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?

Let the private sale property experts assist you. Proven success and saving vendors thousands, since 2002. Marketing packages from just \$1199 - Call HomeSell now on 0800 003 001 or visit [www.homesell.co.nz](http://www.homesell.co.nz)