



For Sale by Owner 20A Marumaru Street, Marton

AS GOOD AS NEW! PRESENT OFFERS!

This beautifully refreshed little gem of a house is as good as new! Situated on a 452 sqm (more or less) north-facing section, it offers modern comfort, easy living and great value for those looking to downsize, invest or step into their first home.

All of the hard work has been done, this home is truly move in, ready and maintenance free for some years to come.

Features of the home include:

- * Three bedrooms (each with wardrobes)
- * Brand new bathroom and separate laundry
- * Well-appointed modern kitchen with a large servery
- * Light filled open plan living and dining area
- * Healthy Homes compliant with the addition of a working HRV system
- * Energy efficient water heat pump (saving up to 75% on power)
- * Double garage with power and lighting
- * Concrete driveway and car pad for one

Situated in a quiet, established street the property has all perimeter fencing and developed accessways. Diagonal from the property are sports fields and a dog walking park, and to their right is a generous playground for the children.

Conveniently located within walking distance to Marton Township, Marton Junction School, Marton Primary School, Rangitikei College, and Nga Tawa Diocesan School for Girls. Code of compliance is pending.



Price:	Enquiries over \$399,000
Contact:	Helen
Phone:	0276 609 006
Email:	mikeandtrace@xtra.co.nz
Land Area:	452 sqm (more or less)
Legal Description:	LOT 2 DP 579026

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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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