



## For Sale by Owner 3 Holmes Place, Flaxmere

### CALLING FAMILIES, INVESTORS OR 1ST HOME BUYERS!

Set in a family-friendly, cul-de-sac location, close to schools and lifestyle amenities, this 870sqm Freehold section has a well-presented home which has been fully renovated and painted inside and out, offering comfort with exciting potential for the future.

The home comprises three bedrooms, open plan lounge, kitchen and dining area, a bathroom with new shower, vanity and (separate) toilet, providing a practical and functional layout for families or tenants alike. The kitchen is a real highlight, featuring new cabinets and benchtop, a large 900mm gas hob/electric oven, ideal for those who enjoy cooking and entertaining.

Year-round comfort is assured with new carpet, flooring, curtains, blinds, separate laundry unit, new powerpoints and switches, smart home lighting in all rooms, a heat pump and the convenience of a gas infinity hot water system with upgraded plumbing. Outdoors, the property includes new boundary hedging, a garden shed plus a carport (not consented). There is also ample off-street parking, easily accommodating multiple vehicles.

Positioned just a two-minute walk to Kimi Ora School, and surrounded by wineries, apple orchards and popular cycle paths, this location offers an enviable lifestyle. With definite potential to add a granny flat or secondary dwelling (subject to council approval), this property will appeal to families, investors, or those looking to add value over time.

A solid opportunity in a highly desirable setting.



Price:	Offers over \$480,000
Vendor's Name:	Honour Musuku
Phone:	021 045 7507
Email:	honour.nona@gmail.com
Land Area:	870 sqm
Floor Area:	82 sqm
Legal Description:	LOT 89 DP 19460
Rateable Value:	\$460,000
Rates:	HDC = \$3,533.19 pa HBRC = \$484.79 pa

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 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.

# 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)

---