



For Sale by Owner 49 Kumukumu Road, Long Bay

MODERN COASTAL LIVING IN LONG BAY

Positioned in the heart of sought-after Long Bay, this stylish home offers the perfect blend of space, comfort, and relaxed coastal living. Designed with families and professionals in mind, the layout features five generous bedrooms, three bathrooms, two separate living areas, and a dedicated laundry for everyday convenience.

The modern open-plan kitchen forms the heart of the home, complete with stone benchtops, quality appliances, ample storage, and a central island bench ideal for casual dining or entertaining. High ceilings and expansive glazing enhance the sense of space, while double glazing, a heat pump, and quality flooring ensure year-round comfort. Abundant natural light fills the open-plan living areas, creating a warm and welcoming atmosphere throughout.

Outdoors, the fully landscaped section offers a private entertaining area and low-maintenance gardens, perfect for relaxed gatherings or quiet evenings at home. A double internal access garage is complemented by additional off-street parking.

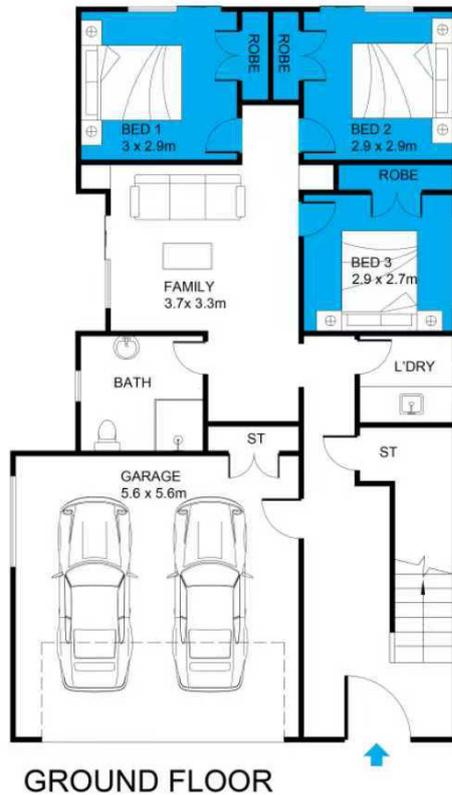
Located just moments from Long Bay Beach, Long Bay Village, popular cafés, parks, and scenic walking tracks - and within zone for quality local schools - this is an exceptional opportunity to secure a modern family home or executive retreat in one of the North Shore's most desirable coastal communities.



Price:	By Negotiation
Vendor's Name:	Alex Antonov
Phone:	021 075 4515
Email:	alter815@gmail.com
Land Area:	320 sqm
Floor Area:	238 sqm
Legal Description:	LOT 66 DP 580893
Rateable Value:	\$1,850,000
Rates:	\$5,520.51 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 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.

FLOOR PLAN



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.

2 EASY WAYS TO MAKE AN OFFER

1) Submit an Expression of Interest - not legally binding

Share your price, conditions, and unconditional/settlement dates with the seller - directly or by email, text, or HomeSell's non-binding Expression of Interest form. If the sellers agree/accept the offer, have your lawyer finalise the Sale & Purchase Agreement.

2) Go straight to your lawyer for a Sale & Purchase Agreement

Ready to submit a formal offer? Prefer not to negotiate directly? Ask your lawyer to prepare and submit a Sale & Purchase Agreement to the seller's lawyer. The seller can accept, decline, or counter your offer.

POINTS TO NOTE:

- 1) Check whether the vendor has a partially completed Sale & Purchase Agreement you can use for your formal offer
- 2) Get legal advice before signing any Sale & Purchase Agreement or written document
- 3) Sometimes there are multiple interested buyers. In this case, sellers may ask for everyone's best offer and then choose the one that suits them best. They may also negotiate further with one buyer
- 4) The offer process can be quick or take time. An offer stays open until it's accepted, declined, countered, or withdrawn. If you need a reply by a certain time, you can include an expiry date

There's no one right way to buy or sell - pick the approach that feels best for you. Your lawyer can help at any step.

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