



For Sale by Owner 31 Tokai Place, Glen Eden

ENJOY TITIRANGI VIBES WITHOUT THE PRICE TAG

A townhouse with a difference. Wake up to birdsong and enjoy the bush views everyday from this low maintenance, three level, freehold home. Offering peace, tranquility and a true connection to nature.

Move-in ready and perfectly suited to a lock-up-and-leave lifestyle. Completed in 2022 by GJ Gardner Homes, the dwelling comes with the remainder of a transferable 10 year Master Builder Guarantee for added peace of mind.

The ground floor features an entertainer's kitchen with upgraded mixer, flowing seamlessly into the open-plan dining and lounge. From here, step out to a generous deck overlooking lush native bush. The perfect backdrop for morning coffees or evening wines. A convenient guest WC with integrated laundry is also located on this level.

The middle level offers two spacious bedrooms serviced by the main bathroom, and a third bedroom occupies the top floor - ideal for families, guests or as a quiet work-from-home setup.

Comfort is assured year-round with a heat pump and electric wall heater, while quality drapes add a stylish finishing touch.

Enjoy a designated off-street car park in this close-knit, well-maintained community. The active Residents Society oversees shared upkeep and includes a security system for peace of mind.

Zoned for sought-after schools like Konini School, Glen Eden Intermediate, and Green Bay High School, this location is ideal for families.

3  1.5  1 

Price:	\$679,000
Vendor's Name:	Chris Kobe
Phone:	021 288 2055
Email:	chris.wellnitz@hotmail.com
Land Area:	125 sqm
Floor Area:	83 sqm
Legal Description:	LOT 44 DP 575108 LOT 144 DP 565989 1/47 SH LOTS 200-201 DP 556068
Rateable Value:	\$700,000
Rates:	\$2,371.95 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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