



For Sale by Owner 199 Waimumu Road, Massey

COMFORTABLE FAMILY LIVING ON LARGE SITE

Set on a huge 1024sqm section, this well-presented home offers space, comfort, and versatility in a convenient location close to schools, shops, and public transport.

Upstairs features three double bedrooms with built-in wardrobes, a modern bathroom with a separate toilet, and an open-plan kitchen and dining area with lovely, elevated views. The spacious living room includes a wood burner for cosy winters and opens to a large deck - perfect for entertaining or relaxing outdoors.

Downstairs offers excellent flexibility with a large fourth bedroom, kitchenette, and second toilet - ideal for extended family, teens, or guests. This level opens to a pergola-covered deck and a tidy backyard with a large lawn area for kids and pets to enjoy.

Additional highlights include HRV system, recent interior and exterior repaint, good storage including sub-floor area, single garage plus gated off-street parking for up to six vehicles, and a fully fenced section with an electric entrance gate for added security.

With subdivision potential (subject to Council approval), great privacy, and easy motorway access, this is a superb family home or investment opportunity.



Price:	Set date of sale closes: 4pm Tuesday 25th November 2025 (unless sold prior)
Vendor's Name:	Juan Le Roux
Phone:	021 298 3020
Email:	juan@carpetbrite.co.nz
Land Area:	1024 sqm
Floor Area:	140 sqm
Legal Description:	LOT 7 DP 41415
Rateable Value:	\$1,225,000
Rates:	\$3,922.16 pa
Solicitor's Details:	Praneeta Kumar Boyle Mathieson Phone 09 8376004 Email: pkumar@bmlaw.co.nz

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HOW TO MAKE AN OFFER

Guide to buying a HomeSell property being sold by 'Deadline Private Treaty' (also known as a 'Set Date Of Sale').

You like the look of the property you have just viewed and have already started working out where the couch will go, but how do you make an offer?

1. Ask the seller for a copy of the Sale & Purchase Agreement, plus any other information they may have (such as LIM, Title, and Building Report).
2. Complete the Sale & Purchase Agreement with your lawyer. Insert the price that you are willing to pay plus any conditions such as Finance, Building Report, LIM etc. If you are unable to complete a formal agreement prior to the deadline, the vendor may allow you to submit an 'Expression of Interest' instead.
3. Email or send the signed Sale & Purchase Agreement or 'Expression of Interest' to the seller prior to the deadline.
4. The seller will advise you as soon as possible after the deadline whether your offer has been accepted. **NOTE** If you submitted an 'Expression of Interest' and the seller wishes to accept, this is **NOT** legally binding. You will need to have your lawyer help prepare a formal Sale & Purchase Agreement before it can be formally accepted by the seller.

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 seller will consider both/all the offers at the same time and choose the offer that best suits. You are asked to state the highest price you are prepared to offer and any conditions you want met. The seller will then consider the offers 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.
4. Your lawyer will be able to help you with any step in the process and feel free to ask the seller if you have any questions regarding the property or the process.

Set Date Of Sale: All offers to be received by 4pm on Tuesday 25th November 2025 (unless sold prior)

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