



For Sale by Owner 960 Whangaripo Valley Road, Whangaripo / Matakana

LIFESTYLE LIVING AT IT'S BEST

Nestled on approx 1.29ha of elevated land, this stunning lifestyle property offers space, privacy, and picturesque rural views. Set back from the road via a beautiful tree-lined lane, the property boasts expansive lawns, established gardens, and two large grazing paddocks, ideal for running some stock. A gorgeous forest and bush backdrop adds to the serenity.

The spacious single-level home features four bedrooms and two bathrooms, including a master ensuite. The open-plan kitchen, dining, and lounge area is warmed by a wood burner and a heat transfer system plus a heat pump add comfort throughout. The double internal access garage has been converted into an office space, complete with carpet tiles, a heat pump, and a ranch slider for added functionality.

Set away from the main dwelling for added privacy, a large three-bay barn with a sleepout provides extra accommodation - perfect for extended family or guests.

Outdoor living is a highlight, with a full-length deck, patio area, and pizza oven, plus a huge level lawn for the kids to enjoy. Additional features include a garden shed, chicken coop, fruit trees, and ample parking.

Located just 15 minutes from Matakana and 10 minutes from Wellsford. Schooling options include Tomarata and Wellsford Schools, Rodney College and Mahurangi Colleges. With stunning surf beaches and Te Arai Links golf courses nearby, this is a prime lifestyle opportunity within an hour of Auckland.



Price:	\$1,195,000
Vendor's Name:	Shaun & Helena Cullen
Phone:	021 0231 7771
Email:	shaun@choiceonebro.com
Land Area:	1.2917 Ha
Floor Area:	127sqm plus barn
Legal Description:	Lot 3 DP 375993
Rateable Value:	\$870,000
Rates:	\$2,295.28 pa

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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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