

Buyer FAQ – 107 Torea Street, Granity

Q: How close is the beach?

A: Just a short walk from the end of the garden. The beach is pristine and uncrowded — great for walking, swimming, fishing, surfing and beachcombing. A haven for Dog Owners.

Q: What about sea level rise or flooding?

A: The property sits just behind a natural coastal berm with established vegetation and flax. This provides a natural storm buffer from the sea. Over time, accumulated beach material has lifted the crest of the berm, providing extra protection. While storms can push sea foam over the berm, the house has never flooded, the section drains well, and insurance has always been straightforward.

Q: Is the house warm and dry?

A: Yes. The home is insulated (walls and ceiling), gets all-day sun, and has a reliable wood burner. Major systems have been upgraded, and the hot water cylinder was replaced in 2023.

Q: What's the community like?

A: Granity and nearby villages are welcoming and creative, with a strong sense of local pride. Artists, makers, retirees and nature-lovers call it home.

Q: Why are you selling?

A: To be closer to family on the North Island.

Q: Is the home move-in ready?

A: Yes. It's fully equipped and freshly painted (inside and out, 2024), with all key infrastructure in good order.

Q: Where's the nearest town or shops?

A: Westport is about 25 minutes away by car and has supermarkets, health services, and more. There's also a local dairy in Hector.

Q: What's the garden like?

A: Well-established natives, citrus, feijoa, banana, sugar cane, pear, and tamarillo.

Q: Why is the house being sold privately? Is it safe to buy this way?

A: Selling privately allows us to connect directly with buyers and keep things straightforward without agent fees. This is a common and safe option in NZ. We've prepared all the important documents (LIM, builder's report, insulation certificate), and we encourage buyers to use due diligence and their solicitor with the standard Sale & Purchase forms (ADLS/REINZ), just as you would with an agent. The same legal protections apply — simply without the middle layer.

Living here means embracing the best of the West Coast: fresh air, space, nature, creativity, and the sea on your doorstep. It's a lifestyle that many seek but few find — whether for working, creating, or retreating from city life. Like much of New Zealand, the coast does face natural challenges, but for us, the rewards far outweigh the risks. This home offers the chance to enjoy a remarkable chapter of life by the sea.