

# Expansive Family Home + Pool/Sauna

21 MANSFIELD DRIVE, KAIAPOI



Owner	G Bond
Email	privatelane@xtra.co.nz
Phone	0273109043
Price	By negotiation over \$1.1M
Bedrooms	4
Study/Office	1
Garage	Double garage, internal access
Bathrooms	2
Floor Area	480 sqm
Land Area	1,294 sqm
TradeMe ID	HQP405
Solicitor	Terris Legal
Solic Phone	021837747

Profiled in the House & Garden Magazine when built, this property is expansive with 480 sqm of home on a 1294 sqm landscaped section in a quiet cul-de-sac amongst quality homes. Plenty of room for everyone. Entertaining is a dream. Indoor heated salt water pool & indoor sauna.

- 4 bedrooms (3 large bdrms + massive master bedroom)
- Office or an extra bedroom plus conservatory
- Separate kitchen and dining area
- Huge lounge with additional dining plus 2nd lounge area
- Heated indoor saltwater pool and indoor sauna
- Gas hot water
- Outdoor entertaining area
- Double internal garage and off-street parking

Just 15 mins to ChCh city, Kaiapoi still has the feel of a small town. Walk to the shops. Enjoy being away from the hustle and bustle. This property is ideal for a family with tons of room, storage and it has lovely relaxed feel to it.

Flexible possession date.

# HOW TO MAKE AN OFFER

There are several ways to make an offer on a property you are interested in.

## Direct Method

Simply make an offer to the property owner directly (face to face or by telephone). The main points you will discuss with them are:

- Price
- Possession Date (approximate)
- Cash buyer or not (you may have another home to sell first)

It may take some negotiation to get a final agreement on the above points but once you have agreed, get your solicitor to write up a Sale and Purchase Agreement based on the agreed points. Your solicitor will also recommend other clauses such as LIM, Title etc before sending the contract to the property owner's solicitor.

## Semi Direct Method

Two options if you prefer not to deal with the property owner directly:

1. Email your offer to the property owner covering the same points as the direct method. You could also text them but may depend on how much you need to include in your offer. Once finalised, see your solicitor.

Note: Even though you may have email correspondence and agree on the terms of the sale, it's not legally binding until both parties sign a Sale and Purchase Agreement.

2. Get a friend or family member to act as an intermediary. They will simply pass messages back and forth between both parties. The agreed points will be the same as if you were dealing directly and once agreed, you will then see your solicitor.

Note: Your friend cannot legally negotiate on your behalf or receive a commission for performing this work.

## Indirect Method

Get your solicitor to write up a Sale and Purchase Agreement right from the start with price, possession date and any other clauses. There is likely to be a time delay before the property owner's solicitor receives your offer so it's probably best to inform the owner to expect an offer via this method - just to keep them in the loop. The property owner may also counter offer so it could take a bit longer to get an agreement sorted.

Remember: Until both parties sign the contract with agreed terms and conditions, the property isn't sold and either party can pull out.

## Do You Need to Market Your Own Property?

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