

A photograph of a modern, single-story house with a dark, gabled roof and light-colored horizontal wooden siding. Large glass windows and doors reveal a warm, lit interior with a white kitchen, a wicker pendant light, and a dining area. Outside, a covered deck features a black wicker armchair with cushions and a green blanket. The scene is set at dusk, with a dark blue sky and a gravel driveway in the foreground.

SIXTY THREE
STRATFORD
DRIVE

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First home buyer, new home builder, rental free living!

63 STRATFORD DRIVE, PISA MOORINGS

What if you could secure your section and already have somewhere to live while you build? This unique opportunity offers exactly that.

Live on site while you build your dream home — no rent, no temporary accommodation, no delays.

Once your new home is complete sell the transportable on and put the funds back into your mortgage.

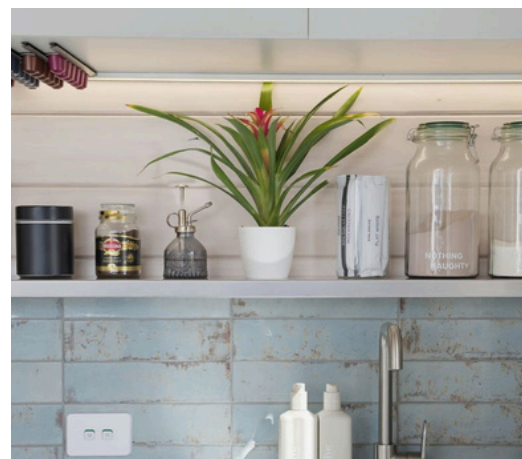


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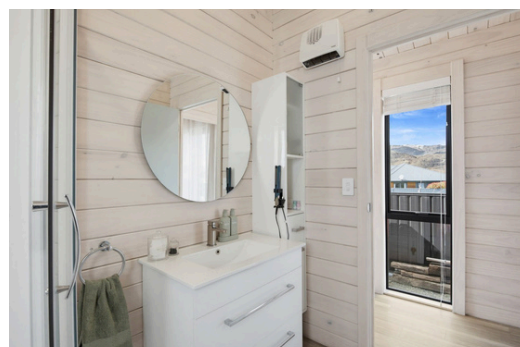


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THE DETAILS

Legal description: Lot 24 Deposited Plan 520912

Capital value: \$630,000

Rates: \$4,431.80

Land area: 979m²

Floor area: 45m²

Fencing: Fully fenced

Built: 2022

Bedrooms: One

Laundry: Internal

Bathrooms: One

Insulation: Ceiling, walls and underfloor

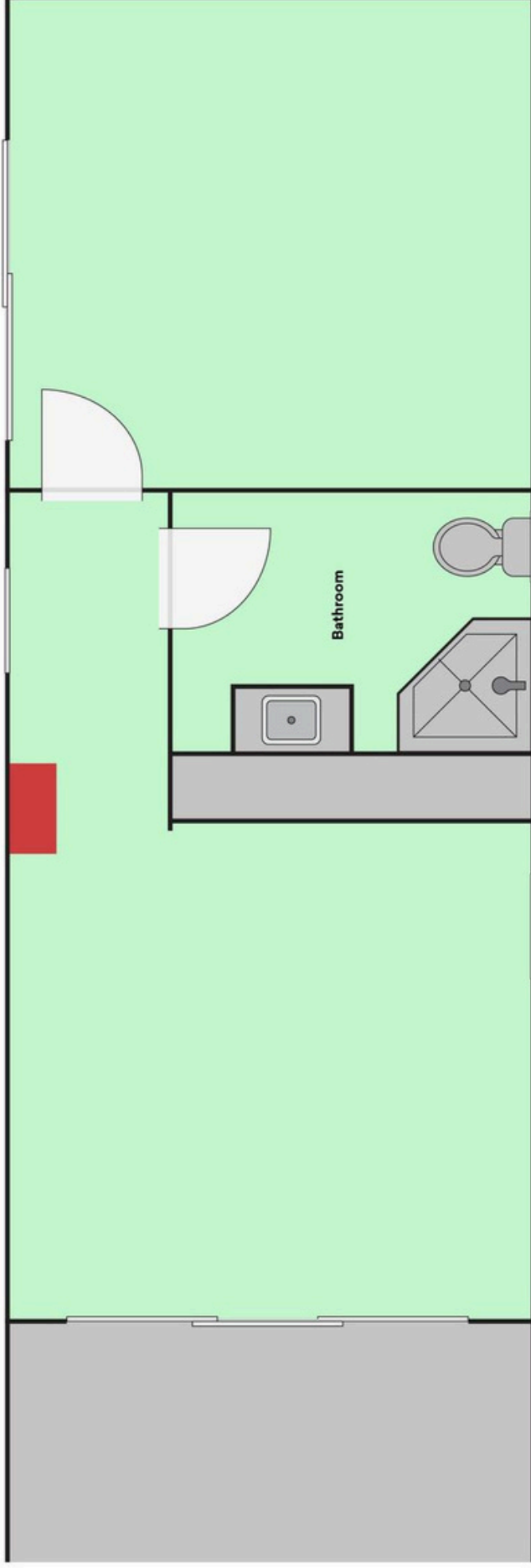
Window joinery: Double glazed

Internet: Fibre available for connection

Water: Gas

THE EXTRAS

Chattels list includes: Dishdrawer, Light fittings, Oven & Hob, Smoke detector, Curtain tracks, Window coverings, Extractor fan, Rangehood, Fixed Floor Coverings, Heat pump, Water softener, Fridge freezer, Front load washer & dryer



CONTRACT TERMS

Common contract terms:

Under Offer:

What does "under offer" actually mean? When a property is 'under offer', it means a wishful buyer has submitted an offer for the seller to consider.

But, while both parties have agreed on a price and terms and conditions, the contract isn't finalised and the sale hasn't been completed until the Sale & Purchase Agreement has been signed by both parties, therefore forming a contract.

Under Contract:

"Under contract" in real estate means that a seller accepts an offer from a buyer to purchase their home.

However, the home isn't considered sold until all of the conditions (if any) on the property are met. Therefore back up offers can be accepted, and if the current contract does not go unconditional the back up offer will come into play.

If there are no conditions on a contract it is declared unconditional and the property is sold.

Contract Conditions:

Conditions are terms which are included in an Agreement for Sale and Purchase, which give the purchaser time to decide if that property is right for them, before they commit to the purchase.

The most common conditions are, Finance, LIM report, Builders report, Independent valuation & Sale of purchasers property. If you want a special condition always ask as they can be prepared for you and inserted in the document.

Unconditional:

As its name implies, an unconditional contract contains no conditional clauses – meaning outside of a Buyer's right under legislation, the Buyer must settle the property regardless of whether their finance is approved or not and whether the physical condition of the Property is acceptable or not.

If you have any questions at all about how a Sale & Purchase Agreement works ask your agent questions, and get legal advice if you feel you need to.

Multi Offer:

In a multi-offer situation, the seller can choose the offer that works best for them from a number of offers. If you are a buyer in a multi-offer process, you need to put your best offer forward because you may not have another opportunity to increase your offer.

If there are no other offers at the time of yours an agent can not tell you it is a multi offer situation. If another offer comes in before your offer is signed the agent will let you know, and ask if you would like to review your current offer as it is now a multi offer situation.



STEPS TO PURCHASE

The Arizto sales pipeline

1: Let your local Arizto agent know

As a purchaser, you will have access to our streamlined online offer process.

You will receive an email asking for the details needed to submit your offer. Once your offer has been accepted by the vendor its time to read the Sale & Purchase Agreement, ready for signing.

If you have any questions at all, let your Arizto agent know.



2: Online signing

When your offer has been accepted you will be notified with an email, and a link to take you to sign online. You will also receive an email from your Arizto agent with a step by step process of how to sign online, super easy!

Once signed your Sale & Purchase Agreement will be sent to the Solicitors awaiting conditions approval.

This is an exciting but also nervous time while you wait, if you have any questions at all just let your Arizto agent know.

You will be kept updated on the progress as it happens.

Don't forget, until a contract is declared unconditional the property is still on the market and can accept back up offers.



3: Approve conditions

Some common conditions include:

- Finance
- LIM
- Building report
- Independent Valuation
- Sale of purchasers property

Once your all your conditions have been approved the contract will be declared unconditional, and the deposit paid.

Before settlement day your Arizto agent will organise a pre settlement inspection.



4: Get the keys to your new property

Upon settlement day you will receive the keys to your new home.

- Solicitor execution
- Confirmation of Title
- Payment confirmed
- You're good to go

Your agent will organize meeting you at the property at a time that suits you to handover the keys so you can enjoy your new life, in your new home.