




26A George Crescent,
Buckland



Easy Living In Buckland

 4  2

 214m²

 717m²

Key Features:

- Quiet, family-friendly street in the heart of Buckland
- Well-presented rendered brick home in a sought-after community
- Open-plan kitchen, dining, and family living
- Separate formal lounge for added flexibility
- Light-filled interiors with excellent indoor-outdoor flow
- Sunny patio and sheltered outdoor living area
- Four double bedrooms, all with built-in wardrobes
- Master bedroom with ensuite
- Spacious family bathroom
- Double internal-access garage with storage/workshop space
- Established, easy-care gardens with excellent privacy
- Zoned for Buckland School – easy walking distance
- Close to parks, reserves, and local amenities
- Short drive to Pukekohe township and quick access to the Bombay interchange









LEGALS

Land area	717sqm
Floor area	214sqm
Tenure	Owner Occupied
Rateable value	\$1,050,000
Land value	\$370,000
Improvements value	\$680,000
Auckland Council Rates	\$3564.56



ENERGY

Heating	x2 Heatpumps
Windows	Aluminium



CONSTRUCTION

Year built	2000-2009
Exterior	Brick Veneer
Roof	Steel
EQ repairs	N/A





WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

LOCAL INFO

Mortgage Broker

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With 10+ years in real estate, Fiona combines experience, energy, and smart strategy to get results. Backed by the Fusion team, she delivers tailored marketing, strong communication, and stress-free sales across Franklin and North Waikato. A long-time local, Fiona knows the area inside out. She's all about honest advice, genuine care, and going the extra mile—because every property (and client) deserves more than just a one-size-fits-all approach. "It's about service, strategy, and making the process enjoyable. Let's get it right."



Let's make it happen.

FIONA CLARKE

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