



Property-

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Twentieth Edition - Dec 23 / Jan 24

Property market report

Property values are gradually on the rise across several regions, with Auckland experiencing the most significant increase. In the three months leading up to the end of October, the average value of homes in New Zealand witnessed a notable uptick, surging by more than \$18,000.



According to the QV House Price Index, the average value of New Zealand homes reached \$907,387 during the aforementioned three-month period, reflecting a rise of \$18,388 (+2.1%) compared to the period ending in July. Most regions observed an increase in average values, with Auckland leading the way with a 2.7% gain, closely followed by the Wellington Region at 2.5%. Hastings and Invercargill also demonstrated substantial quarterly gains of 2.4%.

While the housing market displays signs of recovery, it is set against a backdrop of low sales activity and challenging economic conditions. Projections indicate that the market is likely to remain "flat to gently rising" in the foreseeable future. The influence of interest rates and credit constraints continues to serve as a limiting factor, although there are emerging indications that buyers are increasingly motivated to seize opportunities in the realm of good value properties.

Let's look at the recent sales:

Helensville	\$850,000 to \$970,000
Hobsonville	\$610,000 to \$1,500,000
Huapai	\$1,000,000 to \$2,210,000
Kumeu	\$1,105,000 to \$2,475,000
Massey	\$389,000 to \$1,250,000
Riverhead	\$915,000 to \$1,800,000
Swanson	\$1,450,000 to \$1,500,000
Waimauku	\$570,000 to \$1,300,000
Waitakere	\$1,045,000 to \$1,510,000

West Harbour	\$801,000 to \$1,700,000
Whenuapai	\$741,000 to \$1,100,000

Ready to take advantage of this regenerating market? For a complimentary market appraisal and the latest market updates, reach out to Graham McIntyre AREINZ directly at 0800 900 700, via text at 027 632 0421, or through email at graham.mcintyre@mikepero.com. Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008

Don't miss your chance to be a part of Auckland's reviving real estate scene. The future is bright, and the opportunities are positive!

Comparing long-term and short-term investments

The emergence of platforms like Airbnb and Bookabach has transformed property ownership, offering fresh opportunities for homeowners to earn extra income through short-term rentals. This shift introduces landlords to a more adaptable option compared to the conventional long-term residential leases. While renting to tenants isn't novel in New Zealand, the growing inclination of property investors toward short-term rentals over long-term tenancy is notable. But does the buzz around short-term renting truly match reality? In this piece, we'll delve into the advantages and disadvantages of both long-term and short-term property investments to guide you toward the most fitting approach for your enduring financial objectives.



Short-term rentals lack the income predictability linked with long-term leases. Owners may encounter periods of vacancy, placing strain on their finances with mortgage payments, utilities, and maintenance expenses. Despite the allure of higher earnings per night with short-term stays, it's crucial to weigh the risks. Short-term rental properties often demand a considerable financial commitment, encompassing furnishing and outfitting to meet guest expectations. Adhering to platform standards, such as providing essentials like toiletries and linens, can add to expenses, crucial for staying competitive. Many

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countries, including New Zealand, are rolling out regulations on short-term rentals and hosts, creating uncertainty about their future.

On the flip side, short-term rentals offer owners the liberty to rent their properties when convenient. They can host guests for various durations, from a night to weeks, and set flexible stay requirements. Platforms like Airbnb provide a rating system for hosts to assess potential guests based on previous interactions, offering peace of mind. These rentals often command higher rates, adaptable based on seasonality and events, allowing hosts to capitalize on peak periods. However, long-term rentals offer less control and flexibility. Owners cannot enter without prior notice, and changes require tenant approval, potentially leading to challenges. Compliance with mandated healthy home standards and finding suitable long-term tenants can be demanding, posing potential difficulties.

Long-term rentals provide a consistent income stream as tenants sign longer leases, eliminating the income fluctuations of short-term rentals. Tenants are responsible for bills and insurance, reducing ongoing expenses for owners. They're less susceptible to external factors like political events or pandemics. However, a property's location significantly impacts the stability of long-term tenancies.

In conclusion, choosing between long-term and short-term property investments hinges on your financial goals, preferences, and risk tolerance. Short-term rentals offer flexibility and higher earning potential but come with greater income uncertainty and regulatory challenges. Long-term rentals ensure stability and cost-efficiency. Ultimately, your decision should align with your investment goals, considering the pros and cons of each rental property type. Should you like more information on long term management feel free to contact us. We are here to help. mike.james@therentshop.co.nz.

Making sure your trust is fit for purpose

Since coming into effect on 30 January 2021, the Trusts Act 2019 has impacted trustees and beneficiaries of trusts. The new Act provides for greater accessibility and offers trustees improved guidance to achieve this. Moreover, beneficiaries now have a better ability to hold trustees to account by ensuring that beneficiaries have enough information to enforce the terms of the trust. Trustees now have a clear obligation to tell beneficiaries about the assets and investments contained within a trust.

A further issue is the extent to which many trust deeds provide for not just the children of the settlor but more remote categories such as charities and the de facto partners of the settlors' children. These provisions were intended to ensure that there was a broad range of people or organisations who could benefit from the trust. Usually, however, those beneficiaries beyond close family will be oblivious to

their mention in a trust deed. Against this, most modern trust deeds try and make sure that the only beneficiaries are the settlors' children and grandchildren.

For this reason, it is often necessary to get legal advice about whether your trust deed is fit for purpose under the new Act. That advice can include taking the necessary steps to confine the beneficiaries of the trust to children and grandchildren and removing the more remote beneficiaries before they become entitled to such information. For further advice and assistance with your trusts you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Start the important conversations with family this holiday season

It might not be the first thing that springs to mind as you're standing around the barbecue or enjoying a picnic with family over summer, but having the whānau together can be a great opportunity to begin some of the 'big' conversations we all need to have.

Getting your affairs in order by sorting out your will means thinking about questions such as 'what are my wishes for my assets?' and 'what would I like to have happen at my funeral?'

While it can feel like an awkward topic to get into - talking about death and the future can be difficult - these are important conversations and having them is an act of love for those you care about.

So, how do you start these types of conversations with your family? Here are some questions you could ask, says Catherine Simpson, Public Trust Head of Service Delivery - Auckland and North.

Ease into the conversation with some less confronting questions like have you thought about what song or flowers you might like at your funeral?

Who would you like to receive your most sentimental items when you die?

What would you like to happen to your assets when you die? A lot of people think everything will automatically go to their next of kin when they die, which is not always the case.

Who would be the testamentary guardian for your children if both parents/caregivers died?



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Having a will in place is one of the most important things you can do to help protect what matters for those who matter most.

Book an appointment with our Public Trust NorthWest Customer Centre team by phoning 0800 371 471. The location is 48 Maki Street, Massey North, Auckland 0614.

All I want for Christmas is my nice new house

By Elyse Crowther, Registered Legal Executive, ClearStone Legal

The silly season is officially here, and Christmas has now become THE deadline! When it comes to buying and selling homes, everyone wants to be in for Christmas and with good reason. But if you fail to settle before Christmas, the man in red will not bring you any Christmas cheer. Instead of a new home, on Christmas Eve he will leave under your tree non-working days, a demand for penalty interest and perhaps even a beautifully wrapped request for compensation.

So why is Christmas the deadline - other than wanting to wake up for your first Christmas in your new home and create memories with



your family? It comes down to what is a working day and what is a non-working day.

Under a standard Agreement for Sale and Purchase (which is the most common type of agreement) the working day definition explains the period commencing 24th December and ending on the 5th January in the following year is a non-working day.

So why does this matter if my settlement day is 22nd December 2023? Well sometimes things don't go to plan and for reasons beyond your control, settlement might not happen on the day. Should this occur, with the next working day being 6th January, you will be liable for penalty interest from the 22nd December. When you've already loaded up the credit card with Christmas presents, the last thing you want are more costs. If you are the one selling and you fail to settle it gets worse - you could be liable to pay compensation for example - storage and accommodation costs for your purchaser too.

So what can you do to make sure you are hanging your Christmas stocking in your new house on Christmas Eve and don't become the Grinch?

1. Don't be a Christmas Eve shopper - plan for settlement to be a few days before the last working day, so if something does go wrong, there is a chance to remedy it before everyone shuts up shop.
2. Be organised. Just like preparing a shopping list for all those Christmas presents, make a list of everything you need to get done - chat to your lawyer about what you can prepare in advance. Remember, everyone is busy at this time of year and locking in those rates late with your mortgage broker can mean big delays in the bank providing us with your loan documents.

FREE STEP-BY-STEP HELP GUIDE

Selling and Buying can be daunting

It can make you feel a little out of control, lost, and confused.

I take the time to listen to and discuss your goals and needs. I then walk you through all the steps to get there, inch by inch, piece by piece, helping you gain a better understanding of what's involved and delivering an improved real estate experience. My role is to assist you to make the best decisions just for you - today and into the future.

My name is **Graham McIntyre** and I am here for you and to ensure you can make your best decisions about your property plans.

Graham McIntyre

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3. Communicate - just like coordinating who is bringing what to Christmas dinner, you need to talk with your lawyer, lender, broker and agents. Make sure they can all work to the dates before you commit.

4. Be realistic. Sometimes we don't get what we ask for - we've all been disappointed by Santa. If you are looking at a house on the 20th December, don't get your hopes up for celebrating this Christmas in your new house.

We are open till noon on 22nd December 2023 to assist with getting you that dream Christmas in your new home. And if things didn't quite go to plan, we have a skeleton staff back in the office from 8th January 2024. If you need any assistance before then, feel free to give us a call or make a time to see us at either our Te Atatu or Kumeu offices.

Refinancing

Mortgage refinancing involves repaying your current mortgage and taking out a new loan with different terms, usually with the goal of obtaining better conditions. This can involve working with your existing lender or switching to a new one, depending on which best meets your needs.

There are various reasons why homeowners choose to refinance their mortgage. Some of the most common include:

Reducing monthly payments: By extending the loan term or securing a lower interest rate, refinancing can help lower your monthly payments, providing more financial flexibility.



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**Mike
James**

Managing Director

☎ 021 413 660

✉ mike.james@therentshop.co.nz

The Rent Shop Hobsonville Ltd
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Debt consolidation: If you have high-interest debt, such as credit card balances or personal loans, refinancing your mortgage to consolidate these debts can save you money and simplify your finances.

Accessing equity: Refinancing can allow you to tap into your home's equity for various purposes, such as home renovations, education expenses, or investments.

Evaluating Your Current Mortgage:

Before considering refinancing, it's essential to evaluate your current mortgage to determine whether it's meeting your needs:

Interest rate: Check if you are paying a competitive interest rate since you first obtained your mortgage.

Loan term: Is the length of your mortgage term appropriate for your financial situation, or would you benefit from extending or shortening the term?

Repayment flexibility: Does your current mortgage allow for extra repayments, lump sum payments, or other flexible repayment options that suit your financial goals?

When to Refinance Your Mortgage:

Timing is crucial when it comes to refinancing your mortgage. Here are some factors to consider when determining the best time to refinance:

Interest rate environment: Keep an eye on market trends and consider refinancing when you are about to come off a fixed term to see if you can obtain a better rate with another Lender.

Credit score improvements: If you are with a non-bank lender your credit score may have improved since you first obtained your mortgage, you may qualify for better loan terms with a mainstream lender.

Equity accumulation: As you build equity in your home, refinancing can become more appealing, whether for accessing funds or securing better loan terms.

Changes in financial circumstances: Major life events or changes in your financial situation such as a salary increase, windfall or expanding family, may warrant refinancing to better align with your needs.

Costs Associated with Refinancing:

This one can catch you out if you haven't been informed properly. While refinancing can lead to significant savings, it's important to consider the associated costs, which may include:

Break fees: If you have a fixed-rate mortgage, it's essential to consider the potential costs of refinancing before your fixed term expires. Breaking a fixed-rate mortgage early, can result in break fees or penalties.

Legal fees: You may need to work with a lawyer to handle the necessary documentation and registration, which can involve legal fees.

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Repayment of incentives: If your original mortgage included incentives, such as a cash back you may need to repay this if you refinance before the specified loyalty period ends.

So, if you're considering refinancing your mortgage, get in touch to make sure it's the right move for you. Stephen Massey - Mortgage Advisor and First Home Specialist, Call or Text 021 711 444.

Five must-do's, before you list your home for sale

Investing in certain key areas around your home before selling it can help increase its appeal to potential buyers and potentially fetch a higher selling price. Here are the five most important things to consider:



1. **Curb Appeal:** The first impression matters. Enhance your home's curb appeal by investing in landscaping, exterior painting, and repairs. A well-maintained exterior can attract more buyers and create a positive initial impression.

2. **Interior Updates:** Focus on interior upgrades that can add value. Consider fresh paint in neutral colors, modernising fixtures and hardware, repairing any visible damage, and updating outdated appliances. Kitchens and bathrooms are often considered the most critical areas to renovate.

3. **Home Staging:** Staging your home can help potential buyers visualise themselves living there. This might involve rearranging furniture, adding decorative items, and ensuring that each room is well-lit and inviting.

4. **Energy Efficiency Improvements:** Many buyers are interested in energy-efficient homes. Consider investing in energy-efficient windows, insulation, a programmable thermostat, or even solar panels if it's cost-effective for your area. These upgrades can appeal to environmentally conscious buyers and potentially reduce long-term operating costs.

5. **Maintenance and Repairs:** Prioritise essential maintenance and repairs. This includes fixing any leaks, replacing damaged roofing or siding, addressing electrical and plumbing issues, and ensuring that the property is in good working order. A well-maintained home is more attractive and can give buyers confidence that they won't encounter immediate problems.

Remember that the investment should be proportionate to the potential increase in your home's selling price. It's essential to

conduct a cost-benefit analysis to determine which improvements will deliver the best return on investment for your specific target buyer. Consulting with your chosen real estate agent may provide a valuable insight into what upgrades are most likely to pay off for localisation and target audience. If you would like to understand more or you'd like a free property appraisal that considers the elements above and the potential gains available to you please call Graham McIntyre AREINZ, Mike Pero Real Estate, Licensed REAA2008, on 0800 900 700 or 027 632 0421.

Six must-do's in matrimonial separation

Navigating a matrimonial separation can be a complex and emotionally challenging process. It's important to approach it methodically and consider various legal, financial, and emotional aspects. Here's a step-by-step guide to help you through the process, including dealing with assets:



Seek Legal Advice: Consult with an attorney who specialises in family law. They will help you understand your rights, responsibilities, and the legal implications of your separation.

Collect Important Documents: Gather all relevant documents, such as marriage certificates, financial records, property deeds, bank statements, tax returns, and prenuptial agreements.

Temporary Living Arrangements: Decide whether you and your spouse will continue living together during the separation or if one of you will move out temporarily. This should be discussed and

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agreed upon if possible.

Child Custody and Support: If you have children, establish a temporary custody and visitation plan. Determine child support arrangements according to your state or country's laws.

Spousal Support: Discuss and potentially negotiate spousal support, if applicable, based on factors such as income, length of marriage, and financial needs.

Asset and Debt Inventory: Create a comprehensive list of all assets (e.g., real estate, vehicles, investments) and debts (e.g., mortgages, loans, credit card debts) acquired during the marriage. This will be crucial for property division.

For a complete step-by-step guide and a matrimonial separation checklist contact Graham McIntyre AREINZ on email graham.mcintyre@mikepero.com or call/text 027 632 0421. With over 17 years operating at the top of the real estate market and with AREINZ qualification, Graham is a proven, stable, professional by your side helping and guiding you to the very best decisions and outcome.

Laser Whenuapai and Roofing Whenuapai

Here we are knocking on the door of Christmas. This year has certainly flown by!

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We are open five days a week from 7:30am-4:30pm and conveniently



located at Unit 4, 3 Northside Drive, Westgate. Visit our website whenuapai.laserplumbing.co.nz for more information.

Blackout Electric

We Kiwis are known for our laid-back lifestyles. Spending summer nights enjoying a BBQ with friends, and winter evenings huddled around firepits and pizza ovens - we make the most of our outdoor spaces. Which is why it's so important to ensure that lighting around the exterior of your home does exactly what you need it to do.



Garden Lighting: Transform your garden and entertaining area with lighting that highlights details and shows your property off at night. Landscape lighting can really help to bridge the gap between an indoor living room and an outdoor living room, and it's a great way to not only extend the hours you can utilise your outdoor living space, but it also enhances the ambiance and safety of your backyard.

Security and Driveway Lighting: Security lighting helps to add an extra layer of defence to your home. It provides enough illumination to clearly see and identify people or objects outside your home. Not only is it a deterrent to criminals, it also ensures safety for your loved ones when coming and going from your home at night.

Whether you're looking to light up your outdoor living area, or boost the level of security around your home, there are plenty of outdoor lighting options to suit every house and every budget.

If you'd like to discuss outdoor lighting options for your property, get in touch with the team at Blackout Electric today.

The heart of the home

They say that the kitchen is the heart of the home. If you're looking to sell up, there is no doubt a well-presented kitchen adds value. And if you're in it for the long haul, a warm and inviting kitchen is at the heart of family life.



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Five reasons more people are selling with Mike Pero Real Estate

1. Exclusive Flexi-Commission Model: At Mike Pero Real Estate, they believe in putting you in control. Their Flexi-Commission model allows you to choose the fee you pay based on the level of service you receive. It's about giving you control and ensuring you get the maximum value that you deserve.

2. Free Marketing: Picture this - all your marketing expenses covered when you sell your property. With Mike Pero Real Estate, they offer a unique blend of marketing strategies, including recommended upgrades to enhance your property's appeal. The best part? It's all on Mike Pero Real Estate when you sell, making sure you get the best possible result without cost.

3. Experienced and Professional: Selling your home requires expertise, and the team at Mike Pero Real Estate is second to none. Graham has achieved the highest qualifications in real estate and boasts over 17 years of consistently exceeding client expectations. Rest assured, your property is in the hands of seasoned professionals.

4. Extensive Reach: Mike Pero Real Estate believes in the power of collaboration. When you choose them, you tap into a network that spans across numerous brands, agents, influencers, and advisors. This inclusive approach ensures your property benefits from healthy competition in the market, maximizing its exposure.

5. Guaranteed Service: Your peace of mind matters to us. Backed by hundreds of testimonials from satisfied clients, Mike Pero Real Estate guarantees top-notch service delivery. Our track record speaks for itself, and we are committed to providing you with a comfortable and successful selling experience.

For a complimentary appraisal of your property and an in-person

market update, look no further than Graham McIntyre AREINZ. Call him today at 027 632 0421, and take the first step towards a seamless and rewarding selling journey with Mike Pero Real Estate. (Licensed REAA2008) Your property deserves nothing less.

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Covenants

Do you have a bush lot covenant on your property? A number of covenants exist across the Rodney area after the council allowed subdivision of properties if bush or wetlands could be protected in perpetuity. Owning a property with a covenant requires landowners to maintain stock proof fences, undertake weed control, set traps for pest animals, and sometimes keep records of actions. If you are looking to buy or sell a property with a bush lot covenant you might like to get some advice on whether the conditions have been met, and what it might cost to bring a covenanted area into compliance.

Council undertakes regular inspections of covenanted areas and New Zealand Biosecurity can help with hassle-free advice ahead of a Council visit. Reach out to us today on Danielle.Hancock@biosecurity.net.nz or call on 09 447 1998.



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Area Property Stats

Every month Mike Pero Real Estate Hobsonville assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential transactions that have occurred.

To receive the full summary simply email the word "full statistics" to hobsonville@mikepero.com.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
HOBSONVILLE	1,265,000	269M2	184M2	1,200,000		1,475,000	700M2	224M2	1,475,000
	1,600,000	326M2	248M2	1,470,000		1,150,000	361M2	167M2	1,105,000
	1,510,000	343M2	233M2	1,470,000		1,025,000	1353M2	215M2	1,110,000
	1,175,000	257M2	162M2	1,178,000		1,775,000	10000M2	205M2	2,475,000
	1,075,000	109M2	155M2	995,000	MASSEY	840,000	454M2	936M2	882,000
	980,000	119M2	111M2	925,000		1,050,000	460M2	158M2	1,000,000
	1,180,000	166M2	173M2	1,270,000		1,335,000	450M2	255M2	1,250,000
	1,500,000	321M1	240M2	1,430,000		870,000	0M2	110M2	857,000
	2,350,000	0M2	109M2	1,375,000		890,000	93M2	114M2	805,100
	1,125,000	146M2	170M2	1,155,000		910,000	104M2	146M2	955,000
	1,100,000	159M2	143M2	945,000		580,000	0M2	46M2	389,000
	1,670,000	600M2	228M2	1,500,000		1,035,000	610M2	103M2	870,000
	600,000	85M2	56M2	610,000		870,000	193M2	99M2	900,000
	1,200,000	136M2	171M2	1,075,000		1,000,000	284M2	157M2	845,000
	960,000	119M2	103M2	856,500		1,225,000	668M2	91M2	810,000
	855,000	96M2	81M2	825,000	RIVERHEAD	2,125,000	12600M2	294M2	1,800,000
	545,000	142M2	176M2	1,170,500		1,455,000	1302M2	160M2	1,415,000
	1,025,000	158M2	161M2	1,200,000		1,030,000	606M2	91M2	915,000
	1,230,000	226M2	222M2	1,280,000	SWANSON	1,340,000	616M2	213M2	1,450,000
	1,070,000	143M2	116M2	960,000		1,750,000	600M2	330M2	1,500,000
	970,000	160M2	84M2	940,000		1,420,000	968M2	110M2	925,000
	1,015,000	112M2	121M2	960,000	WAITAKERE	1,635,000	3.45HA	145M2	1,510,000
	2,275,000	572M2	325M2	2,438,000		1,050,000	908M2	176M2	1,045,000
	1,120,000	160M2	127M2	1,008,000	WHENUAPAI	1,365,000	812M2	151M2	1,100,000
	1,025,000	145M2	161M2	1,120,000		850,000	142M2	87M2	750,000
	1,650,000	386M2	267M2	1,740,000		785,000	106M2	96M2	741,000
HUAPAI	1,575,000	700M2	240M2	1,485,000	WEST HARBOUR	1,655,000	644M2	280M2	1,700,000
	2,025,000	1551M2	285M2	2,210,000		1,200,000	688M2	81M2	920,000
	980,000	177M2	153M2	1,000,000		950,000	194M2	152M2	976,888
KUMEU	1,600,000	747M2	241M2	1,610,000		1,390,000	683M2	230M2	1,460,000

DISCLAIMER: These sales figures have been provided by a third party and although all care is taken to ensure the information is accurate some figures could have been mis-interpreted on compilation. Furthermore these figures are recent sales over the past 30 days from all agents in the area.

Mike Pero's **low** commission rate:

2.95% up to \$490,000

(Not 4% that others may charge!)

1.95% on the balance

Plus \$490 admin fee. All fees and commissions + GST



Graham McIntyre
Brand & Territory Owner
027 632 0421

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Phone 0800 900 700 Licensed REAA (2008)



BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Orah Road, Huapai By Negotiation

Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking. A large shed and carport offers storage options while the yard is full of mature fruit trees. Fully fenced, flat section with services in the street. A short distance to parks, schools and convenient transport links. Invest today for options tomorrow.

www.mikepero.com/RX3226379



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

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www.mikepero.com



ELEVATED, QUIET, SUNNY IN OREWA

4 2 2

By Negotiation

11 Tee Point, Red Beach By Negotiation

A short drive to convenience shopping in Red Beach and Orewa. Discover the best of effortless living in this stunning family home, designed for the modern lifestyle. Boasting an easy care, lock-up-and-leave ethos, this residence seamlessly links open plan interiors with an inviting outdoor oasis. The decking and staircase connect to a fully fenced lush lawn, creating the perfect setting for pets, children and entertaining. Set on a full 600-square-meter property, this home features a generous floor plan, including an oversized walk in wardrobe, exclusive laundry, bathroom, and ensuite. Ample double garage and workshop, coupled with additional doorstep parking, catering to easy grocery unloading and visitation. Enjoy sun-soaked spaces throughout the day in this peaceful and quiet lane-way location.

www.mikepero.com/RX3851595



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

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ELEVATED NATIVE GLADE - OUTSTANDING BUILDING SITE

By Negotiation

15 Te Aute Ridge Road, Waitakere By Negotiation

Fabulous opportunity to create your very own slice of paradise, with multiple building site options and driveway access in place. The site provides expansive North facing valley views through established native bush cover, providing some stunning visual aspects and the song of Tui and Kereru. A transportable solar one bedroom working shed adds value to a buyer wanting to experience the best of site before building. Come view this dynamic landscape and plan your future with one of the very best North facing building sites on market for a very special home. Te Aute Ridge Road has an east and a west access, the latter is a gentle hill climb with the eastern road being a steeper gradient. Therefore you may like to drive the circuit and enjoy the best aspect of this idyllic environment.

www.mikepero.com/RX3758203



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



AFFORDABLE IN GLEN EDEN, WIDE VIEWS, NTH FACING 3 2 1

By Negotiation

20 Terra Nova Street, Glen Eden By Negotiation

Set on a large 700sqm footprint, a short walk from shops and transport hub. On offer is a traditional 1970's bungalow with standalone garage enjoying gentle sloping north facing land. Generous sunshine through the open plan kitchen, dining, lounge onto North West decking looking over to Henderson and the Waitakere Ranges. Three bedrooms and bathroom off the central hallway and a separate laundry by the back door. This is a great no-nonsense starter that will give you years of enjoyment, adding your own style and planting your orchard. Don't delay, they don't stay on market for long. For additional documents and viewing contact me today.

www.mikepero.com/RX3792484



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



PARK VIEWS - AFFORDABLE COUNTRYSIDE LIVING

3 2 1

By Negotiation

23 Taupaki Road, Taupaki
By Negotiation

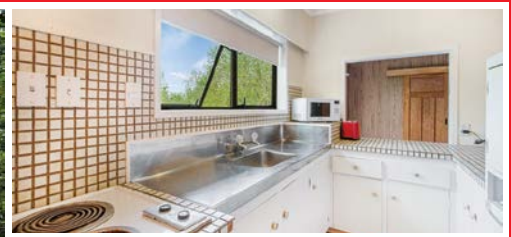
This charming home, nestled on a generous 1012 sqm (approx.) parcel of land reminiscent of a traditional ¼ acre site, is a testament to the enduring power of character. Boasting three bedrooms, it has been cherished by the same family for decades, offering a canvas both inside and out, for you to make your mark. The undeniable allure of this property lies not only in its potential for personalization but also in its unparalleled aspect. Facing North, it commands a captivating view overlooking the Harry James Reserve and playground-a true community treasure. Convenience is at your doorstep with a brief stroll leading to Taupaki Primary School. The proud owner affirms that this home has stood resilient against water ingress and flooding, ensuring a secure and dry footprint.

www.mikepero.com/RX3858802



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



BEAUTIFUL, NORTH FACING, KUMEU LIFESTYLE LIVING

4 2 1

By Negotiation

96 Pomona Road, Kumeu
By Negotiation

A short drive to Kumeu and Westgate - one of the best lifestyle addresses in Kumeu. Cultivate your future in this enchanting North-facing haven-a sprawling 4-hectare canvas of colour and established plantings that promises a life of endless possibilities. Immerse yourself in the natural kaleidoscope that surrounds a charming four-bedroom traditional bungalow, basking in the warm embrace of full sunshine and showcasing extensive rural views of the valley below. Level to gently sloping, sunny and sheltered, the land offers many opportunities to develop or leave it as is to enjoy your rural idyll. Add to this your very own nature reserve, garaging for 3-4 vehicles and your imagination will take flight.

www.mikepero.com/RX3855111



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



BRICK AND TILE ON 704SQM (APPROX.) - FAMILY OASIS 4 2 2

By Negotiation

130 Matua Road, Huapai
By Negotiation

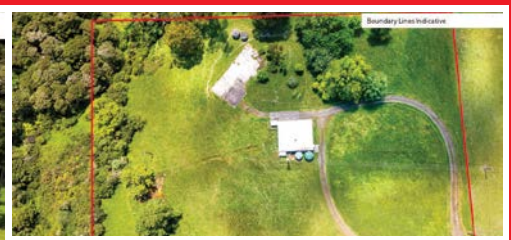
A beautifully appointed and finished Ashcroft Home, offering an easy living 237sqm (approx). floor-print and a generous 704sqm (approx). section-size. From entrance to entertainment area the home seamlessly caters for a family that respects space, quiet and independence, offering two separate bedroom wings, entertaining and a multi-room offering media/ office/ guest room options. Four rooms and two bathrooms, separate laundry and oversized double garage. A large entertainers kitchen/lounge/dining leading to outside decking and lawn with established fruit trees and easy care garden. So much to see, and plenty to impress. This Ashcroft Homes build does set a high standard and certainly a great home to make your own.

www.mikepero.com/RX3758090



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



FLAT LAND - BIG SHED - AQUAFER BORE

By Negotiation

Lot 2 / 337 Ararimu Valley Road, Helensville
By Negotiation

Offering a flat and usable 2.3 hectare (approx) land lot offering some significant benefits:

- An unconsented 150sqm (approx) plus high stud barn
- A deep bore with water rights accessing a deep spring aquafer
- A pre-existing house site (house removed) with septic and water tanks
- Power, water and waste infrastructure on site

This is a rare opportunity to buy land that has infrastructure already in place, and although it has no house on site it offers opportunity and improvement value.

www.mikepero.com/RX3570208



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



OCEAN AND KAIPARA VIEWS, BUSH AND GRAZING

3 3 3

By Negotiation

429 Kiwitahi Road, Helensville By Negotiation

Indulge in the splendour of country living with this extraordinary home boasting unparalleled views to the Tasman Ocean and northward to the enchanting Kaipara Harbour. Nestled on a sprawling 1.6 HA (approx.) of land, the property features meticulously designed formal and informal gardens, meandering pathways, an amphitheatre, and unique micro-glade gardens seamlessly blending into native bush. This restyled and refurbished home offers spacious living areas, bedrooms, ensuites and with studio options, as outlined in the provided floor plan. Tailored for the discerning mature buyer who appreciates the value of active relaxation amidst a sun-soaked glade with breath taking panoramic views, this property is truly special.

www.mikepero.com/RX3870348



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



BREATH TAKING VIEWS, 1.58 HECTARES (APPROX) BARE LAND

By Negotiation

Lot 3, Kiwitahi Road, Helensville By Negotiation

Discover a rare opportunity on this expansive 15,860 sqm (approx.) piece of land, offering a diverse range of contours, from flat expanses to gentle slopes. With a North West facing orientation, this plot provides the canvas for crafting your own personal paradise. Embrace breath taking views and explore various landscaping possibilities within this distinctive microclimate. Tucked away from the road, convenience meets serenity, with services within easy reach. Unlock the potential for a harmonious lifestyle by exploring house and land package opportunities tailored to your vision for a dream home in this idyllic setting. We are happy to supply a list of the last 12 months of transactions in this area. For a complete transaction list please email graham.mcintyre@mikepero.com.

www.mikepero.com/RX3872524



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



SEIZE THE DAY 87 HECTARES (APPROX) OF PRIME GRAZING

By Negotiation

Lot 4 Kiwitahi Road, Helensville By Negotiation

87.3919 hectares (approx), 63.4143 ha and 23.9776 ha this rural expanse is perfectly suited for year-round grazing, drying off, or supplementary feed. The landscape is rich in character, boasting opportunities for future enhancement such as planting and the development of wetlands. The terrain features a mix of gentle contours with much of the steeper pasture native planted. The property is well-equipped with infrastructure, including various outbuildings, sheds, water management system connected to troughs, upgraded boundary fences, and established tracks and access races. Explore the potential for a new rural venture as you stroll across this picturesque land, offering a promising canvas for opportunity.

www.mikepero.com/RX3872519



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



LIFESTYLE, MIXED GRAZING/ REGENERATING BUSH

2 1

By Negotiation

1529 South Head Road, South Head By Negotiation

4.3 hectares (approx.), a short distance from Shelly Beach, West Coast Beaches, Golf Club and fabulous Waioneke School. An interesting and undulating parcel of land offering grazing and regenerating native bush providing the perfect backdrop to a simple but adorable two bedroom, board and baton home. Open plan living, dining, entertainers kitchen with central hallway accessing two north-east facing bedrooms, separate bathroom and laundry with storage options. Follow the farm track to the hill-top to enjoy an elevated potential house site and views through the valley to the mighty Kaipara Harbour, framed by rolling farms.

www.mikepero.com/RX3761280



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

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- Personalised marketing plan to highlight the best of your home
- Fair and transparent fees

"Passionate, professional and empathetic"

*"His knowledge of the market, his **enthusiasm** and passion for selling soon impressed"*

*"Great **communication**, professionalism and empathy"*



Graham McIntyre

Kumeu | Hobsonville Franchise Owner



027 632 0421

graham.mcintyre@mikepero.com

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