



Property market report

In what many bank economists describe as “an important watershed”, for the first time in 18 months, more Kiwis are expecting house prices to rise than fall.

In the ASB’s latest quarterly Housing Confidence Survey, Economist Nat Keall says a net 34% of New Zealanders expect housing prices to rise from here.

That’s up from a net -8% reading in the previous survey and a net -43% reading - IE a net 43% expected falling prices - at the start of the year.

“This is the first time since April 2022 that those expecting prices to rise has outstripped those expecting them to decrease - an important milestone,” Keall said.

“With recent data generally showing prices no longer falling, Kiwis tend to think the housing market has reached a turning point. We agree, though there is plenty of uncertainty in terms of how strong the recovery will be,” he said

“Kiwis don’t seem to anticipate much of a shift on that front just yet. While the net balance of respondents expecting further interest rate increases has shrunk a bit, that looks to have largely been driven by an increase in the number of people expecting rates to stay the same, rather than increase. Just 15% expect much of a fall in interest rates in the near-term. Again, we largely agree.”

Keall said Kiwis are still split on whether now is a ‘good’ time to buy. ASB economists agree that prices will rise from here, though they expect this house price uptick to be slower than the last one.

“Housing market activity measures appear to be lifting slowly off a fairly low baseline, despite a recent pause over the election campaign. Housing demand has had a big boost from stronger net migration and supply isn’t keeping pace. On the other hand, interest rates are still in deeply restrictive territory, acting as a major constraint on activity,” Keall said.

An indication of change will be signalled through the three to five



year fixed term mortgage rates.

This is where we are sitting based on the majority of New Zealand Banks:

One year fixed term mortgage rate	7.35% to 7.39%
Two year fixed term mortgage rate	6.89% to 6.99%
Three year fixed term mortgage rate	6.75% to 6.79%
Five year fixed term mortgage rate	6.49% to 6.75%

The market in the North West is a little lumpy, we are seeing a range of sales occurring but no real pattern or trends emerging on consistent values nor consistent buyer demand, however we are having plenty of discussions and engagement.

Let’s look at the recent sales:

Helensville	\$570,000 to \$1,470,000
Huapai	\$515,652 to \$1,530,000
Kumeu	\$1,000,000 to \$3,100,000
Parakai	\$650,000 to \$730,000
Riverhead	\$1,400,000 to \$2,125,000
Swanson	\$877,000 to \$1,810,000
Waimauku	\$1,290,000 to \$1,750
Waitakere	\$1,250,000 to \$1,550,000
Whenuapai	\$765,000 to \$1,310,000

If you are looking to achieve a great result for the sale of your property please contact me today for a free pre-sale property checklist and appraisal that will provide a starting point in your decision-making. After 18 years working with buyers and sellers, I have a depth of knowledge and experience to share with you. No cost, no obligation, just some honest feedback. Call me, 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.

Flying your drone

As tempting as it is to fly your drone here, there, and everywhere, the law prevents you from certain conduct when operating a drone.

If you are operating your drone in the community, flying it over privately owned property might be an infringement of the owner’s rights. If you wish to fly your drone over privately owned property,

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you should get the owner's permission.

If you find a drone flying over your property it is advised that you do not attempt to vandalise or damage the drone (like shooting it down). Rather try and locate the owner of the drone to have a discussion with them or contact the local authorities or a lawyer to see what remedies you may have.

Also, you are not allowed to fly a drone near an airbase. Given that Kumeu is located close to Whenuapai air base you may need specific clearance to fly your drone near the airbase.

For further advice and assistance feel free to contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

The 3 reasons that a property sells

It is not a mystery, and it is certainly not shrouded in secrecy, however it is sometimes confronting that even Sales People do not have the clearest grasp on what has to be right in order for a property to sell at the best price and in a timely manner.



After 17 years operating at the highest level in residential property sales in the Auckland market, these are the key things you need to get right in order to sell well.

1. Marketing - The marketing of a property is not words on paper and seldom is it the 45 second video but it is a careful mix and understanding of the audience, the competing houses in market and the advertising mediums that best convey the messages to a Purchaser. Sometimes the simplicity of the message gets lost in

marketing mumbo-jumbo and the agent ignores key search words and localised interest. A clear understanding of audience and competition defines who is going to buy the property and highlights the mediums that will deliver the best message to the Buyers.

2. Energy of the Real Estate Sales Person - If your Sales Agent lacks engagement, motivation, energy and charisma there is a good chance that the Buyers will have the same opinion. Your agent must be positive, communicate well, be upbeat and thorough. They need to deliver a buying experience that provides information and also listens for key pieces of information. High energy agents tune into a Buyers and discuss value, motivation and emotion. Energy is a result of drive, and motivation and results in greater satisfaction to both the property Owner and the Purchaser.

3. Price - This is the least important of the three and is confused by many Real Estate Agents as the main reason a property sells or does not sell, this is not so. The price afforded a property is a direct result to a range of factors being affordability, desirability, and competition for ownership. Any combination of these elements can deliver an increased sale price but failure to generate any or all will see the sale price of a property continue to reduce.

You may have had experience in the past that resonates with these reasons and likewise the information here may have provided some timely in-put into historical non-performances. The reason that Mike Pero Real Estate exceeds our customer expectations is our low fee structure and our excellent and customised marketing. We focus on the Purchaser audience and the words that motivate action. We are aware of competing properties and focus our messages to highlight the unique advantages/ perceived advantages that will resonate. In addition, we can use the complete suite of marketing mediums including television, glossy magazines, High traffic web sites, premium social media content, signage, database targeting, community flyers including but not limited to editorial, photography or videography.

All the sales team within Mike Pero Real Estate are high performers from other brands that understand great process, high energy and uncompromised motivation. We work with most agents from all brands and promote your property to the public directly and via buyers' agents within other brands. We engage other agents by sharing our commission which ensures the Property Owner gets the lowest commission available but the biggest pool of potential Buyers regardless of who they are working with. If a sale is not concluded, we don't get paid and the rest is history. Our motivation, energy and drive is uncompromised.

Mike Pero Group enjoys a wide spectrum of independent Mortgage Brokers that provided first tier and second tier lending to Purchasers wanting to own a home. This relationship between Mike Pero Real Estate and Mike Pero Mortgages ensures that Purchasers get the very best mortgage advice to increase the ability to access funds, the right banks and financiers who are doing the business and the professionalism to bring all the elements together.

the
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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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Once all is said and done, if you are on the market and seeking to sell and find this information helpful, it might be time to call me directly, Graham on 027 632 0421, or email graham.mcintyre@mikepero.com. It will provide clarity to a sometimes uncertain and uncomfortable situation.

The bank of mum & dad

By Debra Barron, Principal of ClearStone Legal

We recently heard of a case where \$50,000 was lent by a parent to their child to help them with the deposit for the purchase of a property. The mortgage broker provided a gifting certificate for the parent to sign to help with the mortgage application, but actually the arrangement was meant to be a loan not a gift. Signing this certificate unfortunately set them up for failure when the relationship between the child and their partner broke down. Even though there were text messages from the partner agreeing that it was a loan, when it came to the crunch they denied the loan and relied on the gifting certificate to avoid repaying the loan in the relationship split.

There are three ways to protect funds when trying to help your kids get a step up onto the property ladder.

Don't give them the money - make it a loan

We recommend entering into a loan agreement recording the terms of the advance and to secure repayment later on. In order to get finance approved by the bank, the terms of the loan agreement will need to state that the loan is interest free, that there are no repayments during the term of the loan and that the loan can only be demanded for repayment when/if the property is sold. A simple deed of acknowledgement of debt signed by both your child and their partner will secure repayment of the debt on the later sale of the property.

Gift the money conditional upon the parties entering into a Contracting Out Agreement

If you do want to make it a gift and have no expectation that it is ever to be repaid, but you want your gift to go to your child and not lose half of it in a relationship split, then your child and their partner could enter into a Contracting Out Agreement (also called a S21 Agreement or Property Relationship Agreement - of if you prefer the American term, a pre-nuptial agreement). Such an agreement contracts out of the Property (Relationships) Act 1976 which would otherwise provide a presumption of 50/50 sharing of relationship property. Often these agreements are entered into when one party

to a relationship has significant more deposit to pay towards the purchase of a new home. These agreements can be very narrow, and only deal with the deposit (i.e. all capital gains are shared equally notwithstanding the unequal contribution); or the agreement can be more complex and provide for more separate property such as Kiwisaver, superannuation, business interests, income, other property, an interest in a family trust etc).

Jointly purchase the property with them

This option used to be more feasible but unless you are going to jointly occupy the property then you could be hit with a capital gains tax when they try and buy your share from you later on. Further, if your name is on the title then in most cases you will need to be part of the finance application and be jointly and severally liable for the loans owing to the Bank. The complexity of these two issues make this joint ownership in most cases unworkable but not impossible.

Obtaining some advice at the outset can ensure there are no misunderstandings further down the track. For free no-obligation advice, give us a call on 09 973 5102 or make a time to come and see us at either our Kumeu or Te Atatu office.

The Power of Routine Insurance Evaluations

Owning rental properties can be a lucrative investment, but it comes with its fair share of risks and costs. Understanding the potential damages that can occur and having comprehensive insurance coverage is crucial to safeguarding your investment. In the wake of natural disasters, such as the floods that affected around 10,000 homes nationwide, insurance

becomes paramount. The Rent Shop Hobsonville, with its extensive experience, assisted landlords during the challenging times of displacement and property damage caused by unexpected events.

Property managers play a pivotal role in managing insurance claims. The Rent Shop, for example, not only deals with insurance companies but also arranges necessary repairs, easing the burden on landlords. Quarterly routine inspections are emphasized as vital evidence for insurance claims, showcasing the property's condition.

Landlords must issue an insurance statement with new tenancy agreements, clearly outlining whether the property is insured and



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Taina Henderson 027 537 9222

Shelley Funnell 027 537 9221

Amie Wallwork 021 421 336

www.hendersonreeves.co.nz



Stephen Massey
Mortgage Adviser

stephen.massey@loanmarket.co.nz
021 711 444

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providing relevant details. Any changes to the insurance information must be communicated promptly to tenants.

Water-related damage, including bursting pipes and hidden gradual water damage (HGWD), poses a common risk. Landlords are advised to check their insurance policies for coverage of HGWD and conduct regular property inspections to proactively manage this risk.

Loss of rent is another significant concern, especially when the property becomes uninhabitable due to events like floods or fires. While tenants may need to cover their relocation and temporary accommodation costs, some insurance policies may include provisions for rent coverage in specific scenarios.

Accidental damage, whether caused by natural calamities or tenant-related incidents, places responsibility on the landlord. Understanding the nuances of accidental damage, careless damage, and intentional damage is crucial. Landlords are generally responsible for accidental damage, while tenants may be liable for careless damage, capped at the landlord's insurance excess or 4 weeks' rent.

Disagreements between landlords and tenants regarding damage liability may arise. In such cases, applying to the Tenancy Tribunal with supporting documentation, including insurance policies and repair estimates, can help resolve disputes.

Fire damage coverage is typically included in house insurance policies, but landlords are encouraged to review policy wording to confirm coverage. Taking a proactive approach to risk management, such as tenant selection, regular inspections, and routine maintenance, contributes to fewer damage issues.

Selecting a knowledgeable insurance provider that specialises in landlord risks and offers tailored policies is crucial. The combination of a comprehensive risk management strategy and a reliable insurance provider can significantly reduce the potential risks landlords face.

In conclusion, navigating the intricacies of property insurance is essential for landlords. Understanding the types of damages,

responsibilities, and having a proactive approach to risk management can protect your investment. The Rent Shop remains committed to providing expertise and service in the realm of property management, offering guidance to landlords in need of assistance. For further inquiries, or a no-obligation rental appraisal contact our team 021 413 660.

What are the 6 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 specializes 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 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

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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.

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

If you have any niggly plumbing issues that you just haven't got round to fixing, then give us a call and we can get it sorted before Christmas.

Dripping taps, a slow draining sink, blocked toilet, low water pressure, clogged waste disposal, backflow issues. These are just some of the common plumbing problems you can experience in your home or business. We have a great team of maintenance plumbers who can easily remedy these frustrating issues, on time and hassle free.

Here at Laser we also specialise in all your long run/iron roofing needs....from roof repairs to complete roof replacements, gutter cleans, repairing and replacing gutters, spouting and downpipes. Whatever your needs, one of our experienced roofing team will offer you the right solution.

Our dedicated and knowledgeable team is focused on providing excellent service to our customers. No job is too big or too small for Laser Plumbing Whenuapai, so give us a call today on 09 417 0110 or email us on whenuapai@laserplumbing.co.nz



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.

New year, new home with Signature Home

Ready to ring in the new year and start your new home journey? At Signature Homes West & North-West Auckland, we're excited to assist you with your new home, whether you're building new or unlocking the full potential of your property through the subdivision or knock-down and rebuild process.



As locals in the West Auckland area, we understand the unique needs and requirements of the community. With our extensive knowledge of the area, we can help you create a home that truly meets your lifestyle needs while fitting in with the local environment.

Unlock the value of your property

Do you love your neighbourhood but feel it's time for a change within your walls? Perhaps you're considering the idea of subdividing your larger site and building a new home, whether for sale or as an additional income property. Look no further - Signature Homes simplifies this process with our subdividing services and knock-down & rebuild expertise.

Our in-house team of experts is well-versed in the Auckland Unitary Plan, ensuring a smooth journey through the intricacies of your project. From your initial site appraisal to the moment you receive your keys, your dedicated Signature Homes team will be by your side, guiding you every step of the way.

A comprehensive, stress-free solution

Signature Homes offers a one-stop, full-service solution for your new home project, regardless of its size. Our new home consultants and architectural designers collaborate closely with you to transform your vision into reality.

Choose from our array of pre-designed plans or work with our team to create something truly bespoke to suit your unique needs, lifestyle and budget.

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For an obligation-free consultation and site appraisal or to discuss your new home requirements, please contact Signature Homes West & North-West Auckland at 0800 020 600 or visit signature.co.nz.

Blackout Electric

At Blackout Electric we have had years of experience in the industry and can provide valuable tips to help save you money and keep your household safe from electrical hazards. So, before you attempt a DIY lighting upgrade or delay having those flickering lights fixed, here's some things to take on board.



1. Don't DIY - A seasoned DIYer might be tempted to think because they've plumbed their own kitchen tap that carrying out their own electrical is within their DIY capabilities. However, we suggest asking yourself; is saving a bit of money really worth the extra time, stress and your safety? Electrical work can be dangerous if you are not trained on the specifics, and a simple mistake can lead to electrocution or cause an electrical fire.

2. Call an electrician before buying an old home - If you are looking at buying an old home, you should be aware of the risk involved in terms of your electrical safety. If the home is more than 30 years old, it is likely it will need a complete re-wire. This is because the old wiring can be dangerous. Calling an electrician to help assess the quality of the home's current electrical before your buy can help provide clarity in regards to how much electrical work will need to be done to ensure the home is safe.

3. Cheap doesn't necessarily mean best - When you are looking to hire an electrician for the first time, it is important you understand cheap isn't always best. A quality electrician will charge you a fair price and will make an effort to recommend suggestions to improve the electricity efficiency of your home. Reviews are an excellent indicator as to whether the electrician delivers a quality service, as they come from the perspective of real customers. Check out our reviews on Google and No Cowboys.

4. We offer a warranty on our work - As electricians, we have undergone years of supervised training and education to be able to work in our industry. The tasks are often dangerous and can leave an untrained individual at risk of electrocution. An electrician who has been working in the industry for years has the experience to be able to get the job done without compromising on quality. Therefore, for your reassurance, Blackout will offer a warranty on our work.

5. We're here to help - When you book an electrician, we have a lot of responsibility to ensure we leave your home as safe as possible. As a result, sometimes, what may seem like a simple job from the outset, can end up taking longer than expected. This is because additional work is required to ensure your home is safe and your family is protected from electrical hazards.

If you're looking for an electrician who has your best interests at heart and offers a quality service give Blackout Electric a call.

Dan Taylor Plumbing and Gas

Dan Taylor Plumbing and Gas is a family run business that has been servicing the local and wider community for 8 years now. Dan grew up in West Auckland and attended Kaipara College for a few years before realising he wanted to get into a trade.

In 2002, he started his apprenticeship with renowned Heron Plumbing, where he became registered in Plumbing and Gasfitting. After spending a number of years working for other companies. Dan started his own business venture as a one-man-band in 2016 with 'behind the scenes' help from his wife, Emma.

"I have created great relationships while running a business, from our loyal clients to the contractors we use they all bring a lot of purpose to the business." Dan says. After a couple of years and an increasing workload he decided it was time to grow and came across the opportunity to start employing staff. Dan and his team cover all aspects of Plumbing and Gasfitting work. 'We work on new builds, renovations, commercial projects and residential maintenance. We love the opportunity to get to know our customers we are working for and focus on delivering high quality Plumbing and Gasfitting.'

Give the friendly team from Dan Taylor Plumbing and Gas a call on 0800 DAN TAYLOR or email us at admin@dtplumb.co.nz.



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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 \$

HERALD ISLAND	1,435,000	979M2	124M2	1,410,000
HOBSONVILLE	935,000	131M2	100M2	805,000
	1,675,000	680M2	150M2	1,615,000
	1,365,000	275M2	163M2	1,380,
	1,150,000	206M2	186M2	1,202,000
	1,025,000	144M2	117M2	1,070,000
	1,535,000	307M2	240M2	1,595,888
	1,525,000	275M2	206M2	1,285,000
	1,350,000	279M2	160M2	1,300,000
	1,130,000	620M2	160M2	1,164,000
	790,000	112M2	70M2	760,000
	880,000	119M2	83M2	894,000
	1,680,000	301M2	226M2	1,450,000
	1,150,000	19M2	178M2	1,120,000
	1,380,000	150M2	222M2	1,350,000
	1,000,000	122M2	115M2	850,000
	1,075,000	137M2	166M2	1,007,000
	1,155,000	233M2	162M2	1,125,000
	1,250,000	190M2	179M2	1,450,000
	1,425,000	230M2	230M2	1,425,000
	850,000	97M2	94M2	800,000
	1,050,000	925M2	127M2	1,000,000
	1,080,000	161M2	121M2	990,000
	1,100,000	106M2	184M2	1,075,000
	1,425,000	204M2	231M2	1,281,000
	1,175,000	244M2	159M2	1,140,000
	1,100,000	104M2	150M2	1,080,000
HUAPAI	1,425,000	700M2	215M2	1,530,000
	1,325,000	427M2	202M2	1,205,000
	1,075,000	692M2	195M2	995,800

	1,225,000	536M2	161M2	1,168,000
KUMEU	1,225,000	403M2	198M2	1,130,000
	1,200,000	379M2	180M2	1,260,000
	1,050,000	197M2	148M2	1,000,000
	1,225,000	425M2	161M2	1,045,000
	1,375,000	578M2	1494M2	1,275,000
	1,050,000	250M2	190M2	1,078,000
	1,300,000	374M2	185M2	1,145,000
	3,550,000	1.19HA	275M2	3,100,000
MASSEY	910,000	193M2	102M2	911,000
	2,075,000	11000M2	283M2	1,550,000
	1,275,000	470M2	200M2	1,287,500
	900,000	451M2	148M2	950,000
	1,025,000	168M2	142M2	1,061,888
	1,300,000	594M2	185M2	1,055,000
	950,000	14003M2	100M2	825,000
	98/0,000	284M2	97M2	930,000
	1,425,000	1073M2	170M2	1,039,000
	870,000	102M2	91M2	832,000
	900,000	476M2	115M2	850,000
	870,000	183M2	99M2	890,000
	450,000	156M2	0M2	908,899
	980,000	607M2	110M2	840,000
	860,000	477M2	133M2	918,000
	1,050,000	561M2	91M2	800,000
	1,075,000	1154M2	150M2	885,000
	860,000	417M2	170M2	910,000
	1,050,000	742M2	90M2	930,000
	1,200,000	1006M2	153M2	930,000
	910,000	362M2	130M2	936,500

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

Mike Pero | REAL ESTATE

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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

Mike Pero Real Estate Ltd. Licensed REAA (2008)

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

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.mikepero.com



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

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.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

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.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

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.mikepero.com



ELEVATED, KIWIANNA, LOADS OF SPACE

3 2 1

By Negotiation

30 Hartley Terrace, Massey By Negotiation

This Kiwi classic from the 1960s boasts an abundance of space and timeless charm. With solid foundation and an impressive pedigree, the warm and sunny three-bedroom layout follows a traditional design, featuring bedrooms, laundry, and bathroom along a central hall. The formal lounge, connects to the kitchen and dining area, extends seamlessly to a north-facing patio, inviting ample natural light. The lower level reveals a full rumpus area, an entertainment room, a hobby room, and double garage, ensuring there's space for every member of the household to enjoy and make their own. Low running costs with Solar in place feeding back to grid. Land area is 675 sqm with easy access to services front and back. So close to convenience shopping, transport links, schools and motorway access.

www.mikepero.com/RX3870297



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.mikepero.com



AFFORDABLE FAMILY LIVING, LOW MAINTENANCE LIVING

4 2

By Negotiation

56 Hetherington Road, Ranui By Negotiation

This 141 square meter (approx.) home stands as a testament to exceptional value. Boasting a versatile floor plan, it caters to the needs of a family or investor seeking distinct and separated spaces. The home features four bedrooms, two bathrooms, and two lounges, ensuring ample room for both personal retreats and communal gatherings. The uncompromised alfresco area invites the warmth of the sun, while private spaces offer tranquility and seclusion. This home harmoniously combines practicality with comfort, offering low maintenance building materials and an easy care 578sqm (approx.) property. Elevated and in close proximity to schools, convenience shopping and transport links.

www.mikepero.com/RX3926912



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.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

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.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

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.mikepero.com



STUNNING PERIOD VILLA RECENTLY REFURBISHED

3 2

By Negotiation

221 Henderson Valley Road, Henderson
By Negotiation

Nestled on 450 square meters (approx.) of landscaped flat land, this elegant villa blends timeless charm with modern luxury. Recently refurbished, the residence exudes character and style. The open-plan layout invites entertaining, extending to a charming alfresco area and decking, where one can bask in the sunlight, privacy, and pockets of shading. Boasting three generously sized bedrooms, two bathrooms, and the allure of yesteryear, the home is a testament to classic design. The property features ample off-street parking, a plush lawn area, and an array of feature and shade trees. This residence masterfully marries the best of the past with contemporary living. Conveniently located near shops, transport links, and schools.

www.mikepero.com/RX3888096



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.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 aquifer
- 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

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.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

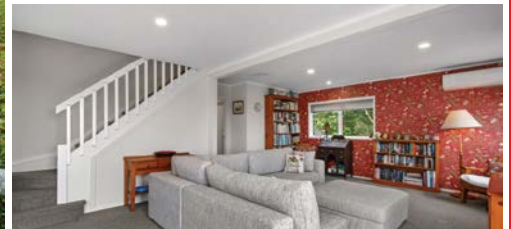


Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

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www.mikepero.com



RECENT REBUILD - AFFORDABLE LIFESTYLE WITH VIEWS

4 2 2

By Negotiation

812 Inland Road, Helensville By Negotiation

Amidst a serene North West facing rolling landscape, this property offers breath taking views of the Kaipara Harbour and is just a short drive away from the charming Helensville Township. A remarkable opportunity awaits, as this fully rebuilt home, meticulously crafted to code, comes with the assurance of a 10-year master build warranty. Surrounded by regenerating native bush, an orchard, and a grassy glade, the property harmoniously integrates with its natural surroundings. This as new 4-bedroom, 2-bathroom home boasts an open-plan entertainers kitchen, dining, and lounge area, leading out to decking all designed to capture the beauty of the surroundings. Completing the package is a double garage and workshop.

www.mikepero.com/RX3894927

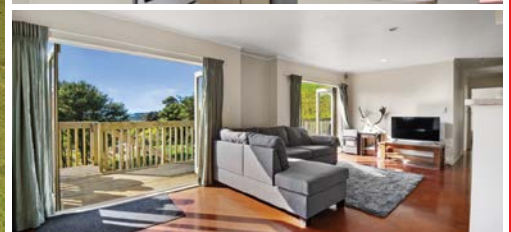


Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.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

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.mikepero.com