



Property-

HUB.NZ

Seventeenth Edition - September 2023

Property market report

If there was one word to describe the Auckland Property Market it would be - resilient.

We are not seeing a mad panic, nor desperation fire sales, but we are having plenty of intelligent conversation about values, the lack of listings in our area and the stability that that has delivered to our property price balance sheet.



The last two properties I have sold under multiple offers of four and six respectively. So, is it a good time to sell? Let's not beat out a long winded answer... Yes it is. And why? Because buyers are feeling more confident, the market has some stability, the Official Cash Rate seems to be at its peak, and Banks are seemingly more customer service orientated. Prices are likely to remain stable over the next 12 months, so it's a good time to get your property goals onto paper and let's get together and work out how we can make the goal a reality.

The economy is likely to be fairly flat overall into early 2024, potentially dipping and peaking at times. Domestic demand is soft on most fronts, compounded by export and import volumes tapering off. Strong migration flows have made some difference in holding up headline GDP. So far though, the more noticeable impacts of the migration boom are in boosting labour supply, with demand-related inflation pressures soft. More important, most people have a job which certainly keeps money circulating.

So is it a good time to buy and sell...the answer is yes, indeed it is.

Let's look at the sales:

Helensville	\$502,250 to \$870,000
Hobsonville	\$663,000 to \$1,240,000
Kumeu	\$1,750,000
Massey	\$660,000 to \$1,140,000
Riverhead	\$1,785,000
Swanson	\$845,000 to \$2,133,000
Taupaki	\$1,800,000

Waimauku	\$1,585,000
Westgate	\$650,000
West Harbour	\$990,000 to \$1,550,000
Whenuapai	\$1,491,000 to \$2,570,000

If you want to have a chat about value, progressing to another home, or renovation, give me a call today on 027 632 0421. A small investment in time can pay healthy dividends in this confused market. Contact me on 027 632 0421 or email graham.mcintyre@mikepero.com - Mike Pero Real Estate Ltd Licensed REAA (2008).

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

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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 customized 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, 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.

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 63 20421, or email graham.mcintyre@mikepero.com. It will provide clarity to a sometimes uncertain and uncomfortable situation.

The 4 must-do things when selling

After 17 years in real estate selling it is fair to say that I have seen it all. However if you are on market or about to go to market you may seek solace in understanding the most important things that will influence and motivate Purchasers and pricing.



1. Remove your personal effects - Purchasers are buying your property not your things. The more you have in your house or on your section the less a purchaser will see. Their perception will be clouded by your things, the clutter and how much will be left behind for them to deal with. Often a house filled with personal effects will look a lot smaller and feel cramped. When buying a car from a dealer you'll see the inside and outside is groomed, tires black, interior smells good, and is clear of distraction. Consider this as being the clean and minimalistic standard your house should be presented in.
2. Remove any damaged chattels - Any curtains, drapes, rugs, furniture, personal effects that are worn, old, dirty or tired need to go. Simply remove, transfer to your garage or skip bin, but start moving things out of the home. If it is past its best Purchasers will feel that about your house, therefore get rid of it.
3. Fix or repair any damage or unfinished projects - Typically Purchaser will over exaggerate the cost in time and money to fix any broken items or unfished projects. This exaggeration is often three fold the actual cost of remedy. Further it will reduce the number of purchasers and the value of the house. Make a plan to remedy defects as it will affect the sale time and the sale price directly.
4. Paint and plaster where necessary - It does not cost a lot to identify blemishes, cracks, bangs and knocks and plaster them up and paint them but it will make a big difference. It will make the house feel and

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look fresh and attractive. Further it makes the Purchaser appreciate the house has been looked after and maintained. The small investment in paint and plaster can make a difference in thousands of dollars and a quicker sale.

It doesn't cost a lot of time or money to do the simple things in preparing a house for sale. Simply start at one door and move room by room, likewise outside, start at the drive and move around the property doing a little bit at a time gets the job done, but do start now. For a free and independent pre-sale inspection report or for our pre-market check-list please call Graham on 027 632 0421 or email graham.mcintyre@mikepero.com.

Selling a property when you're splitting up

I appreciate the end of a relationship is tough on you and those around you. Many find it hard to divide their assets, big and small. If you are struggling to find common ground it's a good idea to get legal, accounting and banking advice so you clearly understand your position, your rights and your responsibilities. Often the real cost is in how you feel and express yourself, so having a strong network around you is a priority. Your team should involve the following a) Level headed friend or confident, b) Solicitor, c) Accountant, d) Banker or Mortgage Broker, e) AREINZ qualified Real Estate Agent. These are the individuals that can provide accurate and measured advice and provide structure around you when things don't look

right. Many of these people and services look sensible but many may ask why an AREINZ qualified Real Estate Agent. The point is this, you need the best experience and the best advice when you're in a time of change. You may be selling and buying property, you may be renting, and having someone alongside you that can assist in the decision making provides clarity and peace-of-mind. It may be the assurance you need to move ahead. Over the years I have pulled together a checklist for couples seeking clarity on the things to cover off when splitting up. If you would like this checklist please email graham.mcintyre@mikepero.com and for more information within this series on selling a property when you're splitting up, go to www.graham-mcintyre.mikepero.com/blog/. Contact Graham McIntyre AREINZ on 0800 900 700 or 027 632 0421. (Licensed REAA 2008)

The crucial role of property manager-tenant relationships

In property management, the relationship between a property manager and a tenant is more than just a business transaction. It forms the foundation of a successful and harmonious rental experience for both parties involved. This symbiotic partnership goes



Testimonial

"We are thrilled.

Graham was from the beginning of our process, organised, professional and knowledgeable about our sale.

He responded quickly to any concerns and made the whole process less stressful.

I would recommend Graham to friends who are considering selling or purchasing.

Top Agent..."

Nicky & Ralph

Get in the know with
Graham McIntyre

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beyond the exchange of rent for a living space; it shapes the quality of life, satisfaction, and overall well-being of tenants. In this blog post, we'll delve into the importance of fostering a positive and productive relationship between property managers and tenants.

Clear Communication is the cornerstone of any healthy relationship, and the property manager-tenant dynamic is no exception. From the initial property viewing to day-to-day interactions, open and transparent communication sets the stage for mutual respect and understanding. Regular updates, whether about maintenance schedules, rent payment procedures, or policy changes, help tenants feel informed and valued. Conversely, tenants are encouraged to communicate their concerns, feedback, and repair requests promptly to ensure that their needs are met. This communication loop enhances trust and avoids misunderstandings, fostering a cooperative environment.

Tenant Satisfaction. A strong relationship between a property manager and a tenant directly influences tenant satisfaction. When tenants feel heard and respected, their overall living experience improves. Responsive property managers who address issues promptly, maintain the property effectively, and enforce policies fairly contribute to a positive living environment. Happy tenants are more likely to renew their leases, which reduces turnover costs and keeps the property's revenue stream steady.

Timely Maintenance and Repairs. A positive property manager-tenant relationship streamlines the maintenance and repair processes. Regular property inspections, prompt responses to repair requests, and scheduled maintenance not only enhance the property's condition but also demonstrate the landlord's commitment to the tenant's well-being. A well-maintained property fosters a sense of security and comfort, encouraging tenants to take better care of their living space.

Trust and Transparency. Trust is the cornerstone of a successful relationship between property managers and tenants. When tenants believe that their concerns are being addressed fairly and that their privacy is respected, a strong sense of trust is established.

This trust encourages tenants to adhere to lease agreements, report issues promptly, and communicate openly. On the other hand, landlords/property managers can trust responsible tenants to care for the property and adhere to rules, creating a more harmonious environment for all.

Conflict Resolution Disagreements and conflicts are inevitable in any relationship, but a positive property manager-tenant relationship provides a framework for effective conflict resolution. By maintaining open lines of communication and a willingness to find mutually beneficial solutions, conflicts can be addressed in a constructive manner. Swift resolution helps prevent minor issues from escalating into major problems that could damage the relationship or the property itself.

The relationship between a property manager and a tenant is far more profound than a mere financial transaction. It's a partnership that shapes the quality of life for tenants and impacts the overall success of the property investment. By fostering open communication, prioritising tenant satisfaction, ensuring timely maintenance, building trust, and addressing conflicts constructively, both parties can create a harmonious living environment that benefits everyone involved. Investing in this relationship pays off in the long run, as it contributes to higher tenant retention rates, improved property conditions, and a positive reputation within the rental market. If you're wanting a property management company that has great relationships with their tenants and owners, then feel free to drop us a line. mike.james@therentshop.co.nz.

Building the dream ... or a disaster waiting to happen?

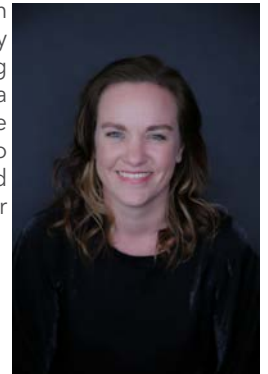
Many of us dream of building our own home, however this dream can quickly become a nightmare with escalating costs, delays, disputes with builders and a complex dispute resolution process. There are ways to minimize the risks involved, so that the experience you have worked hard to achieve, doesn't leave a bad taste in your mouth.

The three most common risks are:

- Defective work and materials
- Excessive delays
- Unjustified overcharging

Firstly, do your research, not all builders are created equal. Ask for references and speak to some of their current and past clients.

Secondly, engage a project manager and a quantity surveyor if you



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can afford it. We've all watched reality TV shows where the budget blows out! Spending a little more here can help keep the budget under control and save you money (and stress) in the long run.

And finally - do not sign an agreement without first getting legal advice! There are different types of agreements, fixed price, or cost-reimbursement, and each has their own risks associated with them. There can also be clauses in what appears to be a fixed price agreement, which can allow a builder to increase the costs on you. It is important that you understand these before you embark on the build process.

Once you have an agreement in place, good communication with your builder is the key and if things start to go wrong, make sure you get legal advice early - don't try to manage the process on your own or on a hand shake.

This is one of the biggest investments you will ever make. Taking a little time at the beginning to get it right can make a big difference. We are happy to provide advice before you sign an agreement, so give us a call on 09 973 5102 and make a time to come and see us at either our Kumeu or Te Atatu Peninsula offices.

Sorting out your relationship property

The Property (Relationships) Act 1976 ("PRA") applies to couples who are married, in a civil union partnership, a de facto relationship, as

well as same-sex couples. The PRA presumes an equal contribution by each partner and aims to achieve a just division of relationship property when the relationship ends. A partner's contribution is not limited to financial contributions but also other things such as looking after the children, the household or property belonging to the couple.

Couples may prefer that the PRA does not apply to all or some of their relationship property. This could either be in anticipation of or during a relationship, or at the end of a relationship. A contracting-out agreement would then be necessary to achieve this. The PRA sets out certain formalities which are required for a valid contracting-out agreement. These requirements include that:

- each party must have independent legal advice before signing the agreement;
- the signature of each party must be witnessed by a lawyer;
- the lawyer witnessing the signature must certify that he or she explained the effect and implication of the agreement to that party.

It is important that these requirements are met to have a valid agreement. Otherwise, you may have to approach a court to validate the agreement (which can be expensive). It can also result in assets being exposed to creditors which you may have thought were taken out of their reach.

For any advice on PRA or any other legal matters you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Testimonial

"Great Communication, professionalism and empathy.

Graham sold our house on a difficult market. He was great to deal with, had a very broad knowledge of the local market and inspired confidence when we were feeling despondent. He was in regular communication with us and worked hard to find a buyer. Graham was respectful of our feelings and our home during the Open Home process which we always appreciated. Graham has a warm and empathetic personality and a great sense of humour which kept us upbeat too. Graham was a pleasure to deal with."

Don & Angela

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Public Trust NorthWest

You might think you don't have enough assets to leave in a will, but new research shows 85 percent of people want to leave a legacy that goes beyond money and assets and instead make sure they're passing on things like values to live by, happiness and a good upbringing.



Wills Week 2023, supported by Public Trust, runs from 17 to 21 July and aims to empower New Zealanders with knowledge and confidence to write their will. Nearly 50% of New Zealanders over 18 have a will in place, and we are working hard to significantly boost that number.

New research, commissioned by Public Trust in its 150th year, shows that leaving a legacy matters. The research reveals an increasing interest in and value placed on 'emotional' legacy which is less about finances and more about passing on values, taonga and heirlooms.

Legacies can be many different things and go beyond money and assets - a legacy can also be about passing on family traditions, a favourite recipe passed through generations, or a sentimental jewellery item.

Public Trust NorthWest Customer Centre, NorthWest Shopping Centre, 48 Maki Street, Massey North, Auckland 0614, 0800 371 471, www.publictrust.co.nz.

Why it pays to have a Mortgage Adviser on your side

When it comes to home loans, not all banks view and assess an application in the same way.

They all have varying policies, pricing and services. Things like self-employed income, overseas or rental income and multi ownership structures may be treated differently, affecting the amount you can borrow.

Additionally, banks have tools to gauge the suitability of an applicant such as stress test rates and UMI (uncommitted monthly income) calculations which differ across all



the lenders. The UMI is a calculation that the bank does to assess how much uncommitted income you will have left over at the end of the month - No two banks have the same calculation, a Mortgage Adviser can quickly test this before submitting your application.

With the recent relaxation of the Loan-to-Value ratio restrictions, banks are now able to open up the doors to more low deposit borrowers. It can be quite tricky trying to navigate the options as there are so many available, so my job is to make sure that I find every dollar possible for my clients in this ever changing market. This could be the difference between you securing the property you want or not.

So how do you know if you are getting the most out of your borrowing power?

You really need to be casting the net wide and looking at what every bank has to offer. This is where having a Mortgage Adviser on your side really counts.

The expert help of a Mortgage Adviser can make all the difference. From navigating the lending landscape, to getting your mortgage application shipshape, we are here to support you at every step of the way.

If you would like some advice around your particular situation, please don't hesitate to get in touch with me for an obligation free chat.

Stephen Massey - Loan Market, Call 021 711 444 or check out my website loanmarket.co.nz/stephen-massey.

Time to rewire your home?


If you're worried about your home's electrical and wonder if it's time to rewire, here are some signs that can help determine whether you should be calling us in.

If a home is more than 30-40 years old, and the wiring has never been replaced during that time, then it's probably time to plan this project. Even if there are no obvious issues, it's likely a matter of time before problems occur. So, it is worthwhile to get on top of any issues.

Lights that flicker and dim unexpectedly could be among the first signs a home might need rewiring. A faulty lightbulb may be the cause of this issue, but it's important to check. If it continues happening, regardless of which light bulbs are in use, then the problem may be loose wiring or perhaps faulty circuits, and it's time to call an electrician.

Blown fuses are another problem that may not be a significant issue if it happens only once in a while. However, if the fuses blow





Loan Market

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Mortgage Adviser

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regularly, they may be older style fuses that can't support all the home's electrical appliances. Old fuses could be a sign that a home needs a circuit upgrade.

If a mild burning smell can be detected in a home, especially around the switches, that might mean the wiring is shorting out. These shorts can be small sparks behind the walls and floors and can eventually cause major damage. If you can detect this faint smell, it's crucial to call an electrician to check it out.

An obvious sign that a home needs rewiring is a need for more and more extension cords. As the number of appliances in the home increases, there may not be enough PowerPoints in rooms, so the family relies on extension cords. The uneven distribution of electricity can lead to fluctuations in power when one point becomes overloaded.

If a home is in the process of home renovating, it's a perfect time to check the wiring. If the project includes adding large appliances, then there's a good time to rewire the home first. If the wiring system is not brand new, adding new electrical appliances could significantly strain the existing system.

If you think your home is due a rewire, give us a call and we can offer you a free no obligation quote for the job.

Contact Blackout Electric for all your electrical service needs. We can be found at 021 708 097 www.blackoutelectric.co.nz or info@blackoutelectric.co.nz.

Keith Hay Homes

Keith Hay Homes has been delivering quality, transportable homes to happy customers since 1938. With variety of plan options, there is a home to suit your budget and lifestyle. From family homes, first homes, holiday homes, farm workers' accommodation, investment homes, they have you covered.



Keith Hay Homes are the experts in minor and secondary dwellings. They understand that taking all the steps involved in developing an investment property can be daunting. The experienced Keith Hay team can walk you through the process step by step, or handle everything so you can utilise your time to find the next project or concentrate on your own income source.

Homes are built by licensed building practitioners only, using top quality products from other leading New Zealand manufacturers. David Hay, Managing Director, offers his own Personal Guarantee, which gives more comfort than a Master Builders guarantee.

Keith Hay builds the homes in their yard and then transports to site meaning you have minimal site disruption, and you can still utilise your land up to the last minute. If you are in a hurry, they have pre-built homes ready for your section now and pre-consented homes ready to be built. Fixed price contracts and finance options are also available. They can take care of the whole building process for you. Speak to one of their team today 0800 KEITH HAY.

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Area Property Stats

Every month Mike Pero Real Estate Kumeu & 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 kumeu@mikepero.com. This service is free from cost.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
HELENSVILLE	640,000	463M2	70M2	645,000		1,400,000	726M2	150M2	1,005,000
	660,000	465M2	80M2	502,250		850,000	353M2	114M2	801,000
	860,000	629M2	117M2	870,000		1,200,000	812M2	110M2	810,000
HOBSONVILLE	1,275,000	225M2	174M2	1,240,000		900,000	587M2	90M2	864,000
	1,150,000	206M2	185M2	1,120,000		1,400,000	300M2	193M2	1,140,000
	1,010,000	141M2	138M2	960,000	RIVERHEAD	1,600,000	806M2	230M2	1,785,000
	985,000	136M2	119M2	903,000	SWANSON	970,000	809M2	128M2	845,000
	1,130,000	179M2	167M2	1,140,000		720,000	571M2	344M2	1,643,000
	1,275,000	158M2	191M2	1,165,000		1,775,000	1.82HA	210M2	2,133,000
	1,170,000	154M2	161M2	1,140,000		1,125,000	1202M2	163M2	1,100,000
KUMEU	2,525,000	2.13HA	150M2	1,750,000	TAUPAKI	2,325,000	4.2HA	208M2	1,800,000
MASSEY	1,100,000	470M2	137M2	978,000	WAIMAUKU	1,800,000	1500M2	282M2	1,585,000
	1,250,000	1004M2	189M2	1,065,000	WEST HARBOUR	1,515,000	500M2	238M2	1,250,000
	420,000	1436M2	107M2	830,000		1,375,000	703M2	269M2	1,270,000
	1,600,000	809M2	90M2	950,000		1,705,000	965M2	238M2	1,550,000
	980,000	475M2	158M2	1,047,000		1,430,000	762M2	192M2	1,362,000
	1,150,000	4581M2	158M2	935,000		860,000	203M2	147M2	990,000
	740,000	86M2	78M2	660,000	WESTGATE	1,205,000	423M2	160M2	650,000
	980,000	555M2	152M2	860,000	WHENUAPAI	2,145,000	2061M2	167M2	2,570,000

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

Mike Pero Real Estate Kumeu & Hobsonville also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision.

Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked. Graham McIntyre 027 632 0421

*Available for a limited time. Conditions apply.

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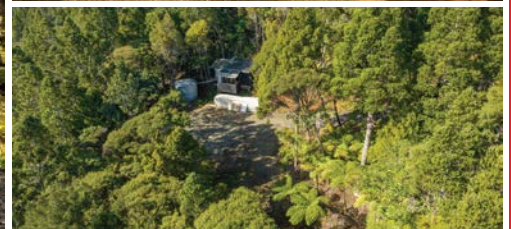
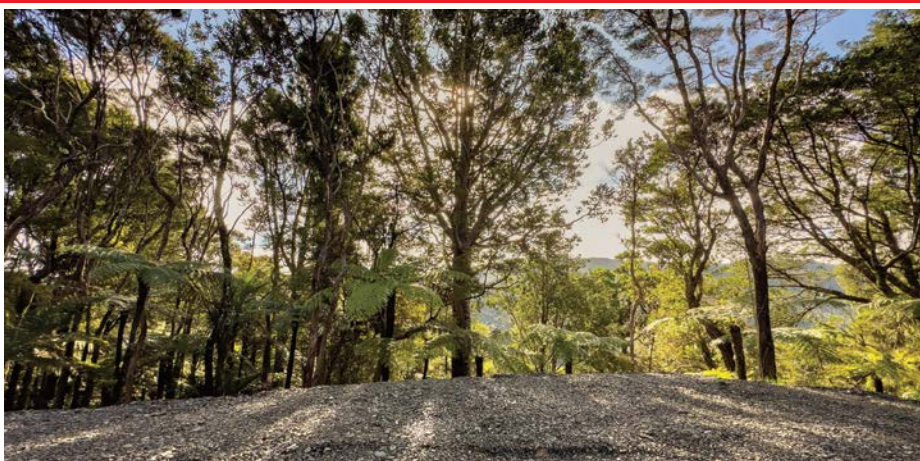
Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking. 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



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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



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POOL, STABLES, ELEVATED ENTERTAINERS PARADISE

5 1 3

By Negotiation

296 Taupaki Road, Taupaki
By Negotiation

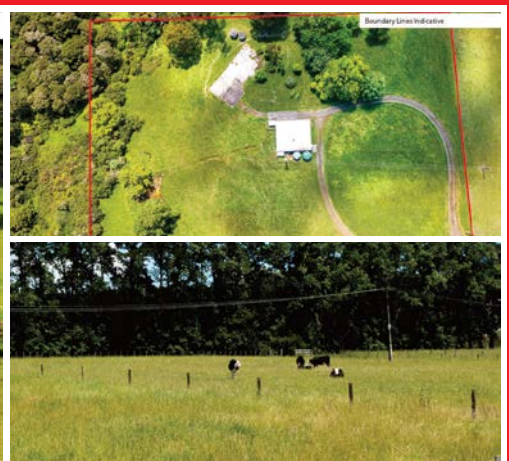
Set high atop the Northern rolling hills that frame the Taupaki valley in this family friendly lifestyle oasis. A generous parcel of 1.5 hectares with extensive shedding/storage and stables offering options to equine buyers. The home has been crafted to make the very most of Northern in-door out-door flow into pool area and stylish bbq saloon leading onto grassed lawn promenade and easy care garden edging, suitable for marques and grass-court games. Large five bedroom house including master suite, office/study and bedrooms with three bathrooms, media room and entertainers kitchen/dining and lounge. Multiple garages/ stables in place with separate entrances and easy drainage. A short distance from Northwest Mall, Kumeu, Motorway access, Taupaki School, Parks, cafes and restaurants.

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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



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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



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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

Franchise Owner
Kumeu | Hobsonville

027 632 0421



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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

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