



Property-

HUB.NZ

Twenty Eighth Edition - September 24

Property market report

Values are down as more properties come to market.

Asking prices for residential properties are reducing, as vendors become more realistic in their price expectations.

The average asking price on Realestate.co.nz has fallen for five consecutive months, to \$816,797 in July from \$927,312 in February.

Representing a decline of \$110,515, or 11.9%, over the last five months.



In the Auckland region, which is by far the largest real estate market in the New Zealand was gloomier, the average asking price has dropped \$142,857, or 12.8%, over the same period, falling to \$976,928 in July from \$1,119,785 in February 2024. This suggests vendors are finally starting to realise the valuations prevalent during the 2020/2021 boom are no longer relevant, and they need to adjust their price expectations downwards if they are to make a sale in the current subdued market. However falling asking prices aren't the only thing in buyers' favour today.

New listings and the total number of property available for sale on Realestate.co.nz are running at unusually high levels at what should be the quietest time of the year for the real estate market.

The total number of homes for sale on Realestate.co.nz in July was up 32.3% compared to July last year, while new listings received in July rose 31.3% for the same period.

So a large volume of properties coming onto the market. The good news out in August was the Reserve Bank starting to inch back the OCR base rate by 25 basis points now showing 5.25 basis points. Let's see how the banks are tracking:

ANZ	8.39% floating: 6.85% 1 year : 6.34% 2 year : 6.84% 5 year
ASB	8.39% floating : 6.59% 1 year : 5.89% 2 year : 5.89% 5 year
BNZ	8.44% floating : 6.85% 1 year :6.34% 2 year : 5.99% 5 year
Kiwibank	8.25% floating : 6.75% 1 year : 6.34% 2 year : 6.09% 5 year
TSB	8.64% floating : 6.69% 1 year :6.25% 2 year : 5.99% 5 year

Westpac 8.39% floating :6.85% 1 year : 6.19% 2 year :5.99% 5 year

Lets look at the recent sales around the area:

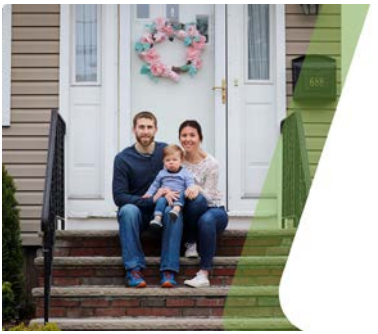
Coatesville	\$1,170,000
Helensville	\$800,000 to \$1,665,000
Hobsonville	\$522,000 to \$2,010,000
Huapai	\$770,000 to \$1,395,000
Kumeu	\$1,120,000 to \$2,050,000
Massey	\$610,000 to \$1,495,000
Riverhead	\$1,200,000 to \$1,588,888
Swanson	\$735,000 to \$1,580,000
Waimauku	\$1,127,500 to \$1,500,000
Waitakere	\$627,000 to \$827,000
West Harbour	\$716,000 to \$1,428,721
Westgate	\$660,000 to \$1,051,000
Whenuapai	\$710,000 to \$1,270,000

A reduction in mortgage rates will represent an increase in buyer's ability to secure a mortgage at a slightly higher value and in due course provide stability to falling prices and a firming of house prices. If you are considering listing your property for sale it costs no more to use an experienced agent with a proven track record. A sensible commission structure and excellent advertising program offered to ensure satisfaction. Call me for a no obligation chat on 027 632 0421, Graham McIntyre AREINZ. Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008.

Rental market report

Rents increase, demand decreases in Auckland

The median rent in New Zealand is \$600 (May, 2023). That's up \$30 a week (5.26%) since the same time last year. The annual adjustment for Auckland is at \$670 up from \$630 representing a 6.35% increase.



Property

According to recent Tony Alexander's survey, over 10% of investors say the numbers of people looking for a rental property has reduced and that it is harder to find good tenant. This is supported by rental listing promoter TradeMe with data highlight there were 5,520,000 rental listing searches in June 2024, down 13% compared to the same time last year. In addition, there were a total of 10,668 new rental listings that came onto that site in June, that's up 14% on the same time last year. Therefore rental demand is down, and supply is up.

Commentary from Property Mangers signal that stock levels of rental listings is the highest it has been since 2018. The market is not carrying overburden from the Auckland Anniversary Floods or damage caused by cyclone Gabrielle so demand is by-in-large normalised, while the inability of many new-build companies to sell townhouse and apartment property has created supply spikes. The average rental listing is 22 days on TradeMe, which is an increase of 29% or 5 days year on year.

If you have an investment property and are seeking a smart and sensible property management solution which is customised to your situation and requirements we would welcome the opportunity to have a chat. We offer a more sensible management fee and accountable asset protection schedule which will make you feel right at home. Call Graham McIntyre on 027 632 0421 for more information. www.wapm.co.nz West Auckland Property Management.

Disclosure about trust assets to beneficiaries

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 feel free to contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Making your mortgage work for you

It's 2024. Living costs are high & finances are tight. Is there a way to make your money go a little bit further? Is there a way to make your mortgage better fit your current and future needs?

The answer is yes!

It's known as 'refinancing' and is the process of re-setting your mortgage over a new term, at the most competitive current interest rates, and with repayments that suit you! It also often comes with a sweet cash-back to put some icing on the cake.

Pros:

1. Cash in the pocket - Most main-bank lenders currently offer between 0.5-0.9% cashback on new lending. Depending on the loan size, this can equate to several thousand dollars in your back pocket. No strings attached provided you aren't planning on selling/repaying the home loan within the next 3 years.
2. Optimising Repayments - Refinancing gives you a chance to re-set the term, repayment frequency, and structure of your home loan. Doing this with a skilled mortgage adviser can help you to benefit from smoother cashflow, lower interest costs, and a more balanced household budget leading to less financial stress in your life.



KEMP BARRISTERS & SOLICITORS

Your local team of legal experts

Property Law

Litigation

Family & Relationship Law

Trust & Asset Protection

Wills & Estates

Commercial Law

info@kempsolicitors.co.nz

09 412 6000

25 Oraha Road, Kumeu



Graham McIntyre

Franchise Owner | Kumeu & Hobsonville

M 027 632 0421

E graham.mcIntyre@mikepero.com

W graham-mcIntyre.mikepero.com

327 Main Road

Kumeu



Mike Pero Real Estate Ltd.
Licensed REAA (2008)

Mike Pero | **Raine & Horne**
REAL ESTATE

Property

3. Consolidate Short-Term Debt - Many Kiwis make use of short-term lending options such as vehicle financing, or personal loans. While these are convenient ways to fund your needs and lifestyle, they often don't provide the most attractive terms or interest rates. Consolidating this debt into your home loan or "putting it on the house" is an alternative that can help reduce interest costs and make life a little bit simpler.

It's important to recognise though that refinancing isn't always the best option and there are some pitfalls to look out for. The first step is to review your situation and work out if it is advantageous or not.

This is where we can help you - a 15 min chat over the phone can help you to better understand your position and options. Get in touch now to see if refinancing is an option for you!

Ben Konings - 020 4112 2481 or ben@mortgagesupply.co.nz.

Including a due diligence condition when buying property

By Tina White, Registered Legal Executive, ClearStone Legal

Purchasing a family home or investment property is one of the biggest financial decisions you will likely make in your lifetime. So, it makes sense to ensure you do your homework before you sign a Sale and Purchase Agreement. But picture this you've just seen the perfect property. You have been looking for six months and missed out on the last two properties. You're pretty sure you'll get the finance and of course you'll get a LIM report and maybe a building inspection too, so what's the harm in signing the Sale and Purchase Agreement? Should you find yourself in this position, we recommend you ask the agent to include what's called a due diligence condition.

What's a due diligence condition?

This condition covers more than "standard" conditions like finance or a building inspection. This condition allows you (and/or your lawyer) to thoroughly research the property. For example, you may wish to investigate:

- The flood zones and overland flow paths in relation to the property to see what happens to the property in extreme weather. To do this, you could check the Natural Hazards Portal, the property's LIM



report, or ask the real estate agent whether the property has been subject to flooding in the past.

- Whether there is any unconsented work at the property. This may affect whether you're able to get insurance or finance to purchase the property. We often find people have upgraded their bathroom and replaced the wall linings, without getting a consent. A building inspector should be able to find out whether there has been any unconsented work, or you can also check the original plans for the property by obtaining a copy of the property bag from Council.
- If the property is a cross-lease, you should ensure that the footprint of the house and improvements matches the title plans. If not, this may be a defect in the title and could be costly to correct.
- If the property has a Residents' Association, a Body Corporate, or both. This will mean there are annual levies you will need to pay.
- Any proposed developments in the area by checking the Kāinga Ora website.
- If the property part of the Retrofit Programme with Auckland Council? If so, your lawyer will ensure this is paid in full by the Vendor at settlement. If the property has used the Retro Programme, you will not be able to use it again for the same property.
- If there's anything quirky about the property - what is that weird pole in the back yard? Now is the time to research and ask those questions.

We recommend a due diligence condition should be 15 working days. Of course, it might not take you that long, in which case you can always satisfy the condition earlier. Alternatively, if you need more time, you can request an extension.

What can I do if I find issues?

If, during your investigations you've found something that concerns you, you have a couple of options. You could either ask the Vendor to rectify the issue prior to settlement or ask for a reduction to the purchase price. The reduction in purchase price would reflect the cost of fixing the issue yourself, after settlement. If the Vendor agrees, you can then satisfy your due diligence condition. If not, and the issue is a real deal breaker for you, you can cancel the Agreement. Although this result was disappointing, you would likely have saved yourself a headache further down the track and you now know what to look out for, in the future.

To ensure you are protected, a due diligence condition must contain specific wording. For further advice, give one of our friendly team a call on 09 973 5102 or check out our website at www.cslegal.co.nz.

Interest Rate Cuts Imminent

The key question with rates easing again, is how quickly will they fall. But more significantly, when will people feel relief?

Considered Property Management Solutions

Residential rental property advice that's timely, accurate, and measured, to ensure you've got property income and visibility. It's a process that builds on 25 years of success and succession.

Ph 09 832 0832



Property

For example, Reserve Bank (RBNZ) figures showing the returns the banks were getting from existing mortgages paint an interesting picture. The effective rates people are paying were still rising as recently as June 2024.

What the figures show is the average bank mortgage yields bottom out at 2.83% in September 2021 as the historically low interest rates that we saw for a number of years found a bottom - before then starting to rapidly rise. As of June 2024 the returns were averaging 6.25% - and were still actually rising, even if advertised new mortgage rates have been easing now for some time.

It's to be assumed that the yield figure will start falling fairly soon now, if indeed it hasn't already started dropping. But the big question will be how soon will lower rates start to make a significant impact for people?

Crunching of the RBNZ's data again and what's very clear is the extent to which the country's mortgage holders were lining up waiting for the RBNZ to cut the Official Cash Rate, which it did on August 14.

We know from tracking the monthly figures on what duration people are fixing for that the trend since the start of this year has been for people to go shorter and shorter. This has, in a way, completed the cycle.

To go back a bit, when the RBNZ began the OCR hiking cycle in October 2021 it appeared to me that a very significant proportion of mortgage holders were caught out. Even though interest rates were at historically low levels, whether you were looking at one-year fixed rates or five-year fixed rates, most people favoured short duration fixing. This appeared to stem from a widespread and erroneous view that because interest rates had been low for so long they would remain low..

To take the low point of advertised mortgage rates, June 2021 as an example, according to the RBNZ's monthly data series that shows the times to next repricing, 45.6% of the total mortgage monies outstanding as of June 2021 were either on floating rates or fixed rates for six months or less. Some 78.4% of the total was either on floating or for fixed terms of one year or less.

It meant that any rises to interest rates were going to have an impact on over three-quarters of the mortgage money in a year. Therefore, once the RBNZ began hiking it got a good 'bang for buck'. People

were quickly affected by the higher rates because their mortgages were soon up for refinancing.

The financial markets have current pricing that suggests the OCR could be about 3.50% by June 2025. Certainly, though, there's some economists who reckon the RBNZ might now do a steady 25bps cut per review from here on the way down. And there's five more reviews between now and June of next year. So, that might suggest 125 bps of cuts.

Rental market experiencing significant shifts

The rental market nationwide is experiencing significant shifts, and as a leading property management company, The Rent Shop Hobsonville is closely monitoring these changes. A notable trend has emerged since early June:



an increase in rental supply coupled with a decrease in tenant demand. According to Trade Me data, rental property listings have surged from 3,400 in February to a staggering 11,863 in July. This nearly threefold increase highlights a more competitive market for landlords, making it essential to adopt proactive strategies.

With the influx of rental properties, retaining existing tenants has become a priority. Stability is crucial in uncertain markets, and we advise our clients to consider offering incentives or flexible lease terms to keep their current tenants. A happy, long-term tenant can be more valuable than securing new ones, as it minimises vacancy periods and the associated costs.

In today's market, it's essential to be realistic about rental pricing. Achieving the highest possible rent may not be feasible, and setting an overly ambitious price could result in prolonged vacancies. Instead, we recommend pricing properties competitively in comparison with nearby homes. This approach can make your property more attractive to prospective tenants, ensuring quicker occupancy.

To stand out in a crowded market, consider offering incentives. We have collaborated with several owners to offer the first week free on new tenancies. This strategy gives your property an edge over the competition and attracts more interest from potential tenants. Additionally, holding off on excessive rent increases until the market stabilises can help retain good tenants, who may be sensitive to rent hikes in an uncertain economic climate.

Despite challenging market conditions, The Rent Shop Hobsonville

the rent shop
Property Management

FREE
RENTAL
APPRAISAL

021 RENT4U
(736 848)



CLEARSTONE
LEGAL

Call now to discuss your legal needs

p: 09 973 5102
w: cslegal.co.nz

Kumeu Office
1A Tapu Road, Kumeu

Te Atatu Office
1/547 Te Atatu Road
Te Atatu Peninsula

Property

has successfully rented out properties in the last two months. Our "days on the market" (DOM) metric currently stands at 16 days, significantly below the industry average of 22 days. This success is due to our robust property marketing strategies and the dedication of our team.

Additional strategies for navigating the current market include making simple property improvements, offering flexible lease terms, allowing pets, and maintaining good communication with tenants.

As we navigate these market changes, The Rent Shop Hobsonville remains committed to providing exceptional service to our clients. With the right strategies, it's still possible to secure quality tenants quickly, even in a market flooded with listings. If you're a landlord looking for expert property management, contact The Rent Shop Hobsonville today and learn how we can assist you in these challenging times. Mike James 021RENT4U(736848) mike.james@therentshop.co.nz.

Selling your house in spring is a smart move

Spring is often regarded as the prime season for selling real estate, and this is especially true in Kumeu. This picturesque area, known for its lush vineyards and close-knit community, comes alive in the spring, attracting potential buyers eager to experience all it has to offer. If you're considering selling your home, partnering with Stacey Milne from Mike Pero Real Estate can ensure you capitalise on this peak season.



Springtime in Kumeu is a period of renewal, with blooming gardens and longer daylight hours that highlight your property's best features. Stacey Milne, a seasoned professional with an intimate understanding of the local market, knows how to present your home in the most appealing light. She leverages the natural beauty of the season, coupled with expert staging techniques, to create a compelling listing that stands out.

Moreover, the spring season typically sees an increase in buyer activity. Families looking to relocate before the new school year, professionals seeking a lifestyle change, and investors eyeing the potential of Kumeu's growing market are all actively searching for properties. Stacey Milne's extensive network and marketing strategies ensure your listing reaches these motivated buyers, maximising your chances of a quick and profitable sale.

Stacey's commitment to personalised service means she will work closely with you to develop a tailored sales strategy that aligns with your goals. Her deep knowledge of the Kumeu area, combined with the trusted Mike Pero brand, provides you with a competitive edge in the market.

Selling your home in Kumeu this spring with Stacey Milne from Mike Pero Real Estate is a strategic decision that can lead to a successful sale. Her expertise, local knowledge, and the vibrancy of the spring market create the perfect conditions for selling your home.

Call Stacey today on 021 058 5692 or email stacey.milne@mikepero.com. Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008.

Are you mortgage ready?

Five things that will help you prepare for a successful mortgage application.

1. Check Your Credit Score.

Your credit score provides banks with valuable insights into how you manage your debts. A clean credit history increases your chances of a successful application as it demonstrates responsible borrowing behaviour.

Before applying for a home loan, obtain a copy of your credit file to check for any negative marks that could impact your application.

The most popular sites to do this are Centrix, Equifax, or ClearScore. Maintaining a good credit score requires responsible financial habits, such as paying bills on time, keeping within your credit card limit and avoiding excessive borrowing.

By managing your credit, you can show the bank that you are a good payer.

2. How Is Your Bank Account Looking?

Good account conduct is essential when applying for a home loan.

The banks will want to look at the last 3 months' worth of your bank account statements to make sure you are managing your money responsibly.

If you go into overdraft on your accounts regularly this can be seen as a negative so you will need to watch this closely. Furthermore, if you go into an unarranged overdraft on a regular basis this is a definite "red flag", so make sure you keep your accounts looking good at least 3 months prior to applying for a home loan.



Stacey Milne

Licensed Salesperson | Kumeu

M 021 058 5692 **P** 09 412 9602

E stacey.milne@mikepero.com

W stacey-milne.mikepero.com

327 Main Road
Kumeu



Mike Pero Real Estate Ltd.
Licensed REAA (2008)

Mike Pero | **Raine & Horne**
REAL ESTATE

**Loan
Market**



Stephen Massey
Mortgage Adviser

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

Let's chat.

Property

3. Clear The Debt Decks.

Having outstanding short term debts, such as credit cards, BNPL (Buy Now Pay Later) or personal loans, can definitely impact your borrowing eligibility.

Before applying for a home loan, it's beneficial to try and pay off any existing debts.

Prioritise paying off high-interest debt first to minimise your ongoing interest charges which will help to free up more funds to pay down your other debt or boost your deposit.

4. Do You Really Need That Massive Credit Card Limit?

When the banks assess your home loan application, they take into account your credit card limits, not just the balance you have owing.

If you have unused credit card limits, consider reducing or eliminating them altogether.

While it may seem counterintuitive, reducing your credit card limit can actually improve your borrowing power.

Lenders will take into account the minimum monthly payments (usually around 3%) based on your credit card limit, so a lower limit means a lower minimum payment assumption when they are running their calculations.

5. Talk to a Mortgage Adviser Upfront

The best time to involve a Mortgage Adviser is the moment you decide that you are going to buy your own home.

Working closely with a Mortgage Adviser will also enable you to put your best foot forward when applying for a home loan and navigate the lending landscape, saving you a lot of hassle, so reach out if you need a hand!

Stephen Massey - Mortgage Advisor and First Home Specialist, Call 021 711 444, www.loanmarket.co.nz/stephen-massey

Trust us with your trust

Anyone who has a family trust already knows the following are universally true:

- There is a lot of paper work, and
- They are getting more complex to deal with.

There are new developments in the way trusts are treated by courts, government, and the IRD. Trustees must keep up to date with changes in law and policy, and the circumstances of beneficiaries and assets, to correctly administer the trust.

Why is this important?

i. Family trusts are not registered. To prove their existence and compliance with the rules and regulations, the paperwork must be right. This helps protect the trust from being a 'sham'.

ii. There is no 'standard' trust, each is unique with its own complexities.

It is important for trustees to understand and regularly review the terms of the trust to ensure compliance.

iii. There are potential issues for trusts if any beneficiaries or settlors live overseas. This may result in the trust being classified as overseas entity, and being classified as an overseas trust which can present tax and land ownership issues.

iv. Some older trusts have set vesting dates (the date the trust comes to an end). If the vesting date occurs without anyone realising it, this may trigger a tax liability.

We can act as independent trustee for trusts. Our role includes handling administrative tasks and ensuring everything is in order, which allows you to go out and enjoy life.

As an independent trustee we organise the annual AGM. These are an invaluable opportunity to meet with us and discuss any updates to your trust and for us to advise you on any developments in law or policy that may affect your trust.

If you need a trust, then it needs to be run properly. We can help. Contact Shelley Funnell or Siobhan McDonald at Henderson Reeves Lawyers just off the Patiki Road off-ramp, on Rosebank Road or phone 09 281 3723.

Rural subdivision: potential profits?

Do you own rural land that feels underutilised? Perhaps you've heard about changes to land use regulations? Subdividing your rural property can be a great way to capitalise on these shifts and unlock options for you. Read on and discover if subdividing could be your way forward.



Why do people subdivide their rural property?

- Sell the subdivided land to fund another housing project.
- Help your children get on the property ladder.
- Build and sell new houses on the subdivided land.
- Help fund your retirement.
- Your section is too large for your needs.
- Your property has been re-zoned to include subdivision.

Is Subdivision an Option for Me?

Thomas Consultants Managing Director, Richard Thomas recommends talking to his planning team to understand what your

Your Partner In Property And Finance

Call Ben for personalised mortgage advice to help you achieve your property and financial goals!

- First Home Buyers
- Property Investors
- Upsizing & Downsizing
- Repayment Strategies



THE
Mortgage
SUPPLY CO. NEW ZEALAND

Ben Konings

Your Local Mortgage Adviser

📞 0204 1122 481

✉️ ben@mortgagesupply.co.nz

🌐 www.mortgagesupply.co.nz

Property

options are. "We talk to landowners who don't fully understand their lands potential eg: expect 3 lots and we unlock 4 lots via Transferable Rural Titles. While others doubt feasibility", says Richard.

What's a Transferable Rural Subdivision (TRS)?

Let's say your rural property includes a nice chunk of native bush or wetland. The TRS allows you to create new titles and sell them off while still protecting the natural area. This plan allows you to create value, protect nature, allows buyers to purchase a rural site.

Seize the Day - There is talk of TRS rules changes, but if or when this happens is uncertain. Now's the time to consult with a rural subdivision expert so you can take advantage of the options available under the current plan.

"For over 20 years, our team of planners, ecologists, and specialists has helped West Aucklanders navigate land development, including subdivision. We understand your questions, and we have the expertise to answer them clearly. Plus, our strong connections with Transferable Title Rights experts give 'whole picture' results for our customers", says Richard.

Start your land conversation and talk to Thomas Consultants by calling 09 836 1804 or email info@tcec.co.nz. They'll arrive with their gumboots and your coffee in hand!

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.

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



JOHN CROUCH
Contracting

Specialising in Farm, Residential and Commercial Fencing
• 40 Years experience

021 939 333
jcrouchcontracting@gmail.com

Friendly
Legal
Experts

- Property Law
- Business Law
- Employment Law
- Debt Collection
- Family Law
- Family Trusts
- Estates
- Wills

smith
AND PARTNERS

LAWYERS

293 Lincoln Road
Henderson, Auckland
PH: 09 836 0939
smithpartners.co.nz

Property

uncomfortable situation.

Mature Movers – Free Guide

With over 18 years of experience, knowledge and history, Graham McIntyre has created a step-by-step guide to the progress of selling when you are a mature seller wanting to fully understand the process and the decisions that accompany this change.

A range of handy links, proven suppliers and helpful checklists are all available for you today, without cost and without obligation. "I feel that mature sellers are wanting to read more, understand the process and gather information to gain confidence in the steps and the agent they wish to work with" says Graham. "

After 18 years in real estate and 22 years involved in Fire and Emergency responding to people in their golden years with trips, falls and breathing issues, I understand the need to slow down, take time, be gentle, and kind.

It gets the very best out of all of us". For your free step by step guide text 027 632 0421 or email graham.mcintyre@mikepero.com.

Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008.



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 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.

Blackout Electrical

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



Henderson Reeves
creating smart legal solutions

Property • Disputes • Family • Wills

Taina Henderson 027 537 9222
Shelley Funnell 027 537 9221
Amie Wallwork 021 421 336

www.hendersonreeves.co.nz



FOR ALL YOUR

PLUMBING & GASFITTING

CONTACT US ON

0800 DAN TAYLOR

021 254 3899
admin@dtplumb.co.nz

Property

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 on 021 708 097 www.blackoutelectric.co.nz or info@blackoutelectric.co.nz.

Laser Whenuapai and Roofing Whenuapai

Have you noticed high water bills all of a sudden?

Watermain issues can disrupt your property, causing increased water bills, surface water problems, and visible leaks. At Laser Plumbing Whenuapai, we understand these challenges and are here to help and resolve them.

How to Identify watermain Issues - High Water Usage - Monitor your water bills. A sudden increase may indicate

a watermain issue. Look for notifications from Watercare about

Noticed high water bills all of a sudden?



Plumbing
Laser
Whenuapai



BLACKOUT
ELECTRIC

022 500 5856
info@blackoutelectric.co.nz
www.blackoutelectric.co.nz

unusual water usage.

Surface Water on Your Property - Check for areas with standing water, indicating a possible watermain problem.

Visible Water Leaks - Act quickly if you notice visible leaks on your property.

Watermain issues can be caused by various factors, especially during dry periods when soil lacks moisture - Ground movement, rocks or vehicle traffic.

If this is an issue you are experiencing, then contact us on (09) 417 0110 to speak with our experienced staff.

Why Choose Laser Plumbing Whenuapai? Fully guaranteed work, Quality workmanship, locally owned and operated and value for money.

We can also offer complete solutions for all your plumbing, drainage, and roofing needs. No job is too big or too small - our team is happy to do any job from basic tap washers right into full re-piping, re-roofing, drainage, or gas systems.

Get in touch with us today on 09 417 0110 or whenuapai@laserplumbing.co.nz for all your service needs. 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.

Tile Wright

We are now carrying out free no-obligation quotes for your tiling needs; kitchens, splash backs, bathrooms and laundries. We specialise in all things tiling; we provide high quality services including Auckland Council approved water proofing, bathrooms, kitchens and splash backs.

With over 6 years' experience in the industry, we pride ourselves on high quality workmanship. We cover most of Auckland, have competitive prices and offer a workmanship warranty on all



Tile Wright®

- Bathrooms
- Kitchens
- Splash Backs
- Waterproofing

Josh Wright

027 260 8225

Tilewright@outlook.com

Property

work. No job too small, we cover it all. Call us today on 027 260 8225 for a free no-obligation quote.

September kitchen garden

September is a busy month in the garden calendar. The days are getting longer and the weather warmer. The promise of a long hot summer and a bumper harvest is in the air.



- It's spring and time to prepare your garden for planting
- Sow vegetable seeds for summer salads
- 'Fresh is best' plant vegetable seedlings
- Prepare and plant your herb garden
- Time to refresh and replenish your pots
- Continue to plant seed potatoes
- Plant and feed strawberries

If you haven't already prepared the soil now is the time to get started. If it doesn't need turning over, then spread a couple of bags of compost over the bare soil and dig through the top layer before you plant.

Empty your compost bin, it is ready when it is the consistency of lumpy soil, don't plant straight into it though, it is too rich, leave for a few weeks before planting.

Frost will be your biggest enemy now, be vigilant. Drape frost cloth over but not touching the plants. If it is too close a hard frost will freeze it to the plants.

Sow seeds; carrots, parsnip, beetroot, silverbeet, peas, lettuces, leeks, cabbage, tomato, capsicum, courgettes, melon, cucumber and eggplant. Transplant to the garden as the weather warms and when they are showing at least two sets of true leaves.

Sow peas, snow peas, runner and bush beans, directly into the ground. Protect from any frosts. Planting seeds too deep can lead to decay. Follow the instructions on the back of the packet.

Don't waste the little plants you pull out when thinning your carrot and beetroot, they are great in salads.

For the warmer regions plant, eggplant, capsicum, cucumber, melons.

Plant seedlings: Lettuce, leeks, cabbage, corn, pumpkin, celery, onions, silverbeet, courgettes.

Stagger planting green salad crops like mizuna, lettuce and mesclun for continuous supply.

Plant passionfruit early in the warmer regions, they need well drained soil and strong support.

Continue planting herbs, unless you are in the warmer parts of the country leave basil and coriander until October.

Plant sprouted seed potatoes, or a second crop for a staggered harvest.

Feed strawberry plants, with strawberry food every two weeks, water in the fertiliser and don't forget to protect all seedlings from slugs and snails, they love tender seedlings.

Mitre 10 MEGA Westgate & Henderson.

Building your dream home starts with Signature Homes

Turn your dream home vision into reality with Signature Homes. Our Huapai Showhome is your one-stop shop for inspiration and guidance. Visit us and let our in-house team of experts guide you through your new home journey.



Step Inside and See the Difference - Experience firsthand the quality construction, light-filled spaces, and thoughtful layout. Imagine the possibilities! This showhome is your blank canvas, sparking inspiration for you to personalise your dream home. See how different layouts and features can be adapted to create your perfect living space

Spark Your Creativity - Explore a variety of design ideas, whether your style is modern, timeless, or something else entirely. See how open floorplans, well-designed kitchens, and stylish bathrooms can function beautifully.

Quality You Can Trust - Feel the solidity of the build and appreciate the smooth finishes. This showhome showcases the quality and craftsmanship you can expect in your own Signature Home.

Expert Guidance Throughout - Our knowledgeable staff is here to answer your questions and guide you through every step of the building process. Let them turn your inspiration into a personalised plan for your dream home.

Visit our Huapai Showhome today and start building your dream. Located at 190 Matua Road, Huapai, and open daily from 12pm to 4pm.

Premium Landscaping & Maintenance

FREE QUOTES & ADVICE ON ALL OUR SERVICES

BALCONY & POT GARDENS

Need privacy? We have the solution.

CALL **027 579 0001**

Email: greg@gkcreations.co.nz

www.gkcreations.co.nz

GK CREATIONS LANDSCAPING

Specialist landscaping for small to medium size spaces. Our team can create a garden or outdoor living area that works best for you. Discover our unique and creative ideas to maximize the potential of your property.

LANDSCAPING • TREE PLANTING • TURF LAYING • GARDEN DESIGN

wallerprojects

MARK WALLER

M: 021 802 845

E: mark@wallerprojects.co.nz

A: The Hangar, Catalina Bay, 2/2 Boundary Road, Hobsonville Point

W: wallerprojects.co.nz

AWARD WINNING DESIGN & BUILD

Member

THE BUILDING PRACTICE

THE BUILDING PRACTICE

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	1,275,000	149M2	185M2	1,195,000		1,175,000	471M2	192M2	1,165,000
	1,800,000	333M2	260M2	1,489,000		950,000	699M2	90M2	750,000
	1,100,000	308M2	103M2	1,004,000		970,000	588M2	100M2	740,000
	1,400,000	270M2	226M2	1,292,000		1,100,000	711M2	105M2	875,000
	1,155,000	233M2	162M2	1,088,000		890,000	209M2	97M2	892,000
	955,000	172M2	90M2	815,000		1,250,000	675M2	102M2	945,000
	940,000	125M2	89M2	906,666		975,000	172M2	162M2	841,000
	910,000	97M2	92M2	815,000		980,000	423M2	91M2	845,000
	1,235,000	199M2	163M2	1,153,000		720,000	57M2	68M2	610,000
	1,285,000	206M2	181M2	1,130,000		720,000	644M2	91M2	840,000
	1,400,000	211M2	238M2	1,360,000		1,750,000	1002M2	275M2	1,495,000
	1,100,000	159M2	143M2	940,000		1,300,000	2.2HA	169M2	1,465,000
	1,000,000	77M2	169M2	950,000		1,050,000	187M2	163M2	940,000
	1,080,000	190M2	153M2	989,000		1,450,000	593M2	175M2	1,220,000
	770,000	85M2	82M2	698,000		1,175,000	696M2	190M2	930,000
	1,030,000	113M2	140M2	950,000		1,200,000	551M2	157M2	935,000
	1,575,000	250M2	176M2	1,450,000		1,025,000	171M2	141M2	965,000
	2,285,000	461M2	243M2	2,010,000		1,050,000	665M2	118M2	880,000
	930,000	98M2	145M2	900,000		850,000	564M2	151M2	880,000
	780,000	65M2	87M2	743,000		1,200,000	377M2	100M2	875,000
	1,135,000	192M2	154M2	1,075,000		840,000	433M2	120M2	820,000
	1,260,000	700M2	200M2	1,300,000		840,000	392M2	76M2	720,000
	910,000	117M2	94M2	868,000		1,275,000	605M2	141M2	900,000
	880,000	101M2	98M2	850,000	WEST HARBOUR	1,535,000	679M2	295M2	1,349,000
MASSEY	880,000	183M2	99M2	840,000		1,200,000	245M2	175M2	1,205,000
	1,200,000	611M2	90M2	840,000		1,175,000	622M2	120M2	1,050,000
	740,000	0M2	72M2	685,000		2,140,000	710M2	335M2	1,755,000
	1,425,000	984M2	103M2	768,000		2,525,000	527M2	461M2	1,335,000
	1,125,000	1427M2	130M2	952,500		770,000	273M2	80M2	730,000
	1,200,000	682M2	120M2	920,000		1,000,000	327M2	210M2	800,000

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

Mike Pero
REAL ESTATE

Raine & Horne

This page is sponsored by Mike Pero Real Estate, Hobsonville

Phone 0800 900 700 Licensed REAA (2008)



HAMPTONS LOOK AND FEEL, SUNNY, SPACIOUS AND SPECTACULAR

4 2 2

By Negotiation

2 / 10 Javelin Place, West Harbour
By Negotiation

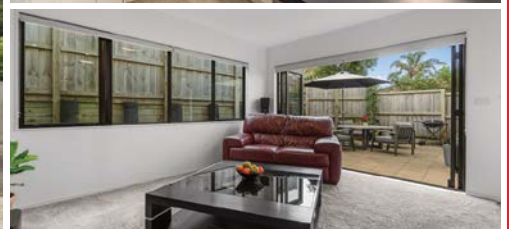
Welcome to a beautifully presented mixed brick home, a short stroll from Marina View School, parks and convenience shopping. In a quiet, mature, Tahitian Pohutukawa lined cul-de-sac street surrounded by substantial homes you'll feel surrounded by colour and bird life. From integrated alfresco living to glorious views to the city over the inner harbour, certainly nothing better on a sunny day. Enjoy the warmth and serenity of this modern layout, with multiple entertaining zones with kitchen to dining and lounge to alfresco dining with full luv-a-tech and weather screens. Offering four bedrooms, including master ensuite and walk in wardrobe. Three toilets including bathroom, guest toilet and ensuite. Abundant sunshine and heat pump compliments this warm home, perfect for winter snuggling in.

www.mikepero.com/RX4240898



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



VERY QUIET, SUNNY, WEST HARBOUR - MARINA VIEW SCHOOL

3 2 2

By Negotiation

3 Bluefin Way, West Harbour
By Negotiation

A fabulously crafted and meticulously cared plaster on cladding board with cavity, set in a cul de sac road, with established plantings, clever gardens and enjoying all day sunshine. An open plan kitchen, dining with alfresco to patio and outdoor entertaining area. Significant storage, large garaging and guest w/c. Upstairs enjoy three bedrooms, plus large lounge/media, or additional bedroom and two bathrooms with excellent connectivity, a peek of the inner harbour and alfresco champagne decking. There is so much to love within this modern family home. Owners are heading South so don't delay.

www.mikepero.com/RX4117164



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



VIEWS FROM BAYSWATER TO BROWNS ISLAND

3 3 2

By Negotiation

5A / 15 Augustus Terrace, Parnell By Negotiation

The convenience of Parnell Penthouse living, the ease of three secure car parks, mixed with an inspiring view down the Harbour out of extensive sliders. The very best of open plan living with three bedrooms and two bathrooms on offer. From the master, a delightful (as Manhattan) city skyline sparkles at night and gives way to impressive perspective through the day. A convenient storage lock-up ensures flexibility and ease of use. As an investor or homely occupier looking for a very special Parnell apartment this must be on the top of your list. Offering a very sensible purchase within a very smart building. Body corporate investment \$16,000pa.

www.mikepero.com/RX4256990



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



NEAR NEW, LOCK UP AND LEAVE WITH WATER VIEW

2 1

Asking Price \$649,000

6 Wharara Lane, Massey Asking Price \$649,000

This near new GJ Gardner build with Master Build Warranty provides an excellent opportunity to jump on the property ladder with lock-up and leave options, public transport at the gate and convenience shopping a short stroll away. A beautifully presented two bedroom home with bathroom and guest toilet, alfresco patio and small grassed lawn. An outstanding option for a discerning buyer looking for pedigree and performance. Earthy colours and upgrades, this home is one that will be on top of your watch list. Don't dilly-dally, great homes like this don't last. Financing options available via Mike Pero Mortgages.

www.mikepero.com/RX4035166



Graham McIntyre
027 632 0421

graham.mcintyre@mikepero.com



BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Oraha Road, Huapai By Negotiation

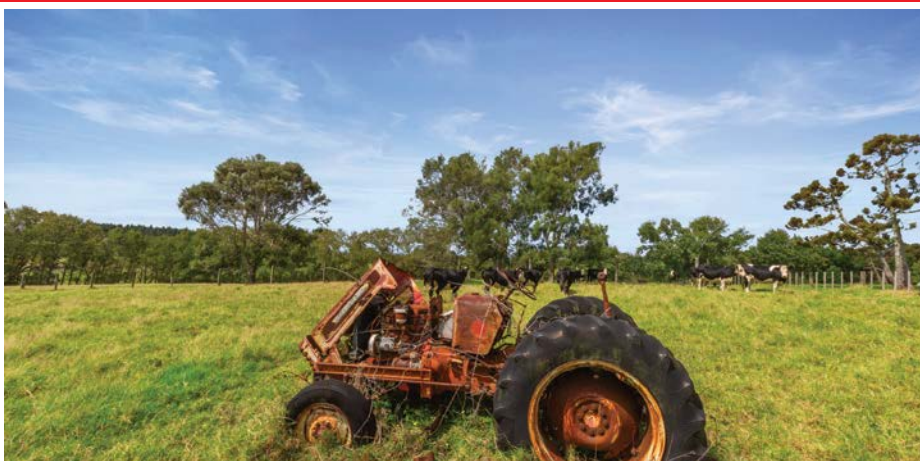
Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking.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



SUN KISSED, NORTH FACING HOUSE AND LAND PACKAGE

By Negotiation

18 Peters Lane, Taupaki By Negotiation

A large north facing canvas, with natural water course and established plantings with options to select the best house and land package for you, including home and income options. Elevated rolling land with views to Kumeu and beyond, the houses selected are designed to make the most of the aspect and the outlook. This land is historical and original clay base which has no historical slip effects nor movement lines. In addition much of the area is slowly moving to countryside living which allows for great intensification within this residential lifestyle community. Please survey the house and land package options outlined and book a walk-the-land meeting with leading Taupaki agent and local resident Graham McIntyre.

www.mikepero.com/RX4010720



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



AMAZING FAMILY FUN - MARINA VIEW ZONE

4 2 2

By Negotiation

20 Matisse Drive, West Harbour By Negotiation

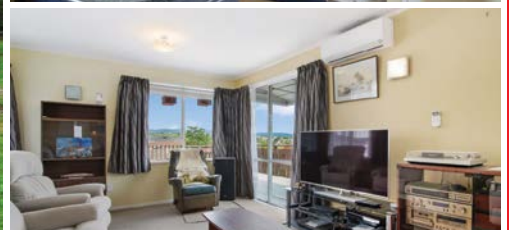
Welcome to a safe family haven a short stroll from Marina View School, parks and convenience shopping. In a quiet street surrounded by similar homes, the property has a fully fenced back yard with pool, playhouse, climbing frame and easy care plantings. Come inside to a warm and modern layout, with multiple zones for Kitchen-dining and Lounge dining through to North facing alfresco decking. A central corridor makes way to office/ study, bathroom, garage, four bedrooms, including master ensuite and walk in wardrobe. Abundant sunshine, closed wood-burner, heat-transfer/ HRV and central heat pump, this is a warm home, perfect for winter. So much to see in this beautifully presented home, so close to shops, school, motorway access, parks, the list goes on.

www.mikepero.com/RX4066519



Graham McIntyre
027 632 0421

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



ELEVATED AND SUNNY PLUS 3 CAR GARAGING AND WORKSHOP 3 3 1

By Negotiation

22 Zingaro Place, Massey By Negotiation

Set on 979sqm (approx) this is a big section with a big home. Offering extensive garaging and off street parking with storage options galore, work from home, or develop an additional guest wing. Upstairs enjoys extensive gated lawn and gardens with mixed alfresco settings to enjoy sunshine or shade with easy access to kitchen, dining and lounge areas. All the bedrooms and bathroom off a central hall, this is a home that will deliver peace and ambience upstairs and hobby, work and workshop downstairs, certainly a ying and a yang for all buyers.

www.mikepero.com/RX4066522



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



LIFESTYLE-URBAN BLEND - GOOD LIFE ON ALMOST 1/2 ACRE 4 2 2

By Negotiation

29 Sunny Crescent, Huapai By Negotiation

Seldom found this is an outstanding mini-lifestyler in an urban setting, offering the best of urban and lifestyle living. Offering the good life in so many ways, the home has been meticulously crafted to deliver functionality and beautiful form. Clad in Hinuera split face, kiln fired stone, it offers a special exclusive style that merges seamlessly decking and patio entertaining. Extensive sliders deliver the outside in, enjoying open plan lounge-dining and kitchen-cozy meeting the dynamic needs of family living. Hardwood flooring that takes your breath away. All bedrooms, bathroom and laundry off a central corridor. Master, ensuite and walk in wardrobe also enjoys slider access to north facing decking.

www.mikepero.com/RX3977654



Graham McIntyre
027 632 0421
09 412 96902

graham.mcintyre@mikepero.com



BEAUTIFULLY APPOINTED - MOTIVATED OWNERS RELOCATING

2 1

By Negotiation

67 Tarapuka Road, Westgate
By Negotiation

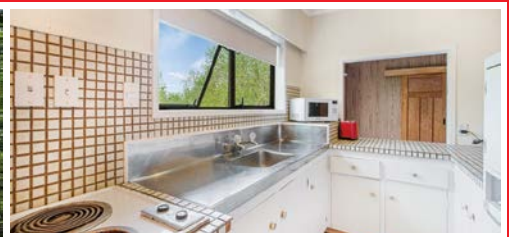
An elegant and tranquil suburban living environment, off a quiet road and laneway, offering the very best of modern, lock-and-leave living over two levels. A delightful and simple entertainers kitchen, dining and living environment with laundry, guest w/c tucked away. Alfresco access to fully fenced patio and all weather turf area. All bedrooms and bathroom upstairs ensuring a quiet zone for sleeping. Beautifully presented and ready for its new owners. Dedicated off street parking, patio, peace and quiet all on offer here and so close to North West Mall, Transport Hub, Schools and walking reserves. Make 2024 your year and get into this spectacular entry level real estate offering.

www.mikepero.com/RX4012133



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



JUST UNDER 1 ACRE, TWO HOMES, FLAT PASTURE 5 2 2

By Negotiation

171 Boord Crescent, Kumeu
By Negotiation

Two homes, with opportunity to add value, offering a clever home of five bedroom, two bathroom double garage with beautiful North facing decking spanning master bedroom to kitchen/ dining room. The home is sun-filled and offers views over rural farm land peppered with mature trees and shrubs. The second home is a simple one bedroom, bathroom, kitchen/lounge/dining with garage, with a Northern aspect offering extra space and options for the family. It's sheltered by the garage and plantings to be discrete and obscure. A short distance to Kumeu shops, schools and transport links the property offers convenience and easy care.

www.mikepero.com/RX4149907



Graham McIntyre
027 632 0421

graham.mcintyre@mikepero.com



ELEVATED FAMILY BUNGALOW, VIEWS AND SUNSHINE 3 1 1

By Negotiation

193 Wairere Road, Waitakere
By Negotiation

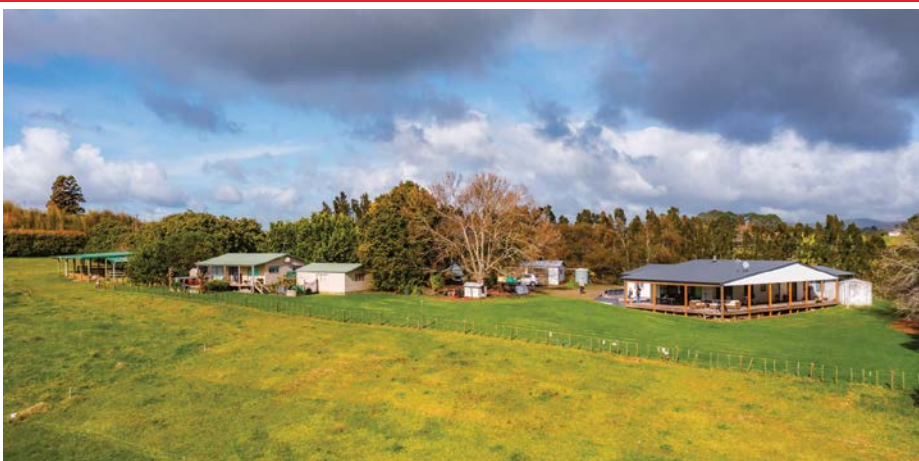
Picture perfect this beautifully matched stately bungalow within a glade of calm, raised bed garden, play lawn and securely fully fenced. A home you'll love, finding peace and solace with after work, and tinker in the workshop downstairs or cultivating fresh produce in the garden. Upstairs you'll be impressed with expansive views from the decking and alfresco through to open plan lounge and dining with galley kitchen through to laundry and central hallway to three bedrooms and refurbished bathroom. A much loved and enjoyed family sanctuary, which is now asking questions if it is your new place of peace and harmony. Close to Waitakere Primary School, parks, walking tracks, transport links and convenience shopping.

www.mikepero.com/RX4003057



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



XXXL SHED, NEAR NEW HOME PLUS MINOR - PARADISE 7 6 4

By Negotiation

298 Red Hills Road, Taupaki
By Negotiation

It's a rare find, and one that you'll love to make your own. Let's start with the land a 2.2 hectare parcel that offers the perfect mix, delivering satisfaction, fun, neighbour separation but not the work. Peppered with hedging and feature trees that deliver shade, privacy and ambience. Improvements on the land include a 330sqm (*approx.) shed with mezzanine, parking for 20+ cars, 2 bedroom minor dwelling with long term tenant, stables complex and near new home, with seamless alfresco to decking and step down to lawn. So much on offer here with five bedrooms, three bathrooms, three lounges, with modern entertainers kitchen-dining-lounge. Smart heating and cooling options delivering efficiency and ambience this is an offer you'll be talking about with friends and family.

www.mikepero.com/RX4227636



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



BREATH TAKING VIEWS, 1.58 HECTARES (APPROX) BARE LAND

By Negotiation

421 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, on a tar sealed access way, 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



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