



Property-

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First Edition - April 2022

Property market report

Listing numbers up, sales numbers down, Auction results low, New House Prices high, Money hard to get.

In short we are experiencing a market that is crazy strange.

Buyers are having a greater number of options presented to them, with a greater volume of properties on market than we have seen in the last two years. Caused by a traditional listing surge of February and March sellers and a hang-over of properties caused by changes by Government and the Reserve Bank to heavily restrict the lending ability of banks and mortgage providers.



The tough measures imposed on banks by the Reserve Banks Loan to Income, Loan to Deposit and Loan to Debit Ratios making it difficult for Banks to operate and add to that the Governments new responsible lenders legislation called the CCCFA which makes lending money to first home buyers and Investors extremely challenging.

Auction results through Rodney and Waitakere wards have been very poor with only one result out of five put to Auction. This result is a direct result of the tightening financial restrictions that banks are working too which has seen a significant retraction in pre-approvals in the market and banks requiring more confidence in the lender and the asset.

New house prices continue to escalate due to supply chain disruption and soaring building material prices which in many instances have seen sunset clauses used by the seller not the buyer to terminate new builds that have become non-viable to sell at contracted rates or deemed undesirable with the contract below current market values. The creep in New Home pricing is one key factor that continues to keep the second hand homes value reasonably firm.

As we move through Covid version Omicron, the CCCFA rework, Interest rate increases and the shuffling caused by inflation and supply chain issues we see a convoluted market that does favour the sale of homes that are presented and marketed at their best.

Let's look at the sales from last month:

Coatesville	\$2,780,000 to \$6,850,000
Helensville	\$635,000 to \$2,145,000
Hobsonville	\$837,000 to \$2,563,000
Huapai	\$855,000 to \$3,600,000
Kumeu	\$900,000 to \$1,470,000
Massey	\$790,000 to \$1,350,000
Muriwai	\$1,250,000 to \$2,190,000
Riverhead	\$1,340,000 to \$2,110,000
Swanson	\$1,035,000 to \$2,350,000
Waitakere	\$1,485,000 to \$1,645,000
West Harbour	\$1,041,000 to \$2,765,000
Westgate	\$850,000 to \$1,394,000
Whenuapai	\$1,555,000

Give me a call today on 0800 900 700 for more information. After 17 years of making people my priority in real estate, you will benefit from unparalleled experience, care and commitment. It costs no more to use a more experienced customer focused agent that puts you, front and centre.

Graham McIntyre phone 027 632 0421 email graham.mcintyre@mikepero.com - Mike Pero Real Estate Ltd Licensed REAA (2008).

Selling a property when you're splitting up

The end of a relationship is tough emotionally, it's often tough physically, and when it comes to the financials, well it's a whole new level of complexity. After sixteen years of working with couples moving through the process of splitting assets, often the biggest hurdle faced is the decision around the family home. This is in part because it forms a historical and physical bond around so many experiences and so many feelings. Therefore it's natural to feel a burden of emotion around the decision. It is also natural for one party to entertain buying the other party out, or to consider retaining the property as a rental asset. In my experience couples that can understand the value in the property as early as possible can make better decisions. A registered valuation is highly recommended,

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but also get two independent property appraisals completed from reputable and AREINZ qualified real estate people. This delivers a complete picture of the property's value range, and a market overview considering the time and the costs to cash-up the property. Having all the facts early helps establish a position for both parties, it allows conversation around one stakeholder buying the other out, or to go to market. You will need representation from your own solicitors, however if you can discuss amicably the best way forward in broad terms the solicitors can mop-up the finer detail. 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 <https://graham-mcintyre.mikepero.com/blog/>. Contact Graham McIntyre AREINZ on 0800 900 700 or 027 632 0421. (Licensed REAA 2008).

KiwiSaver- back to basics

By ClearStone Legal (Yolandie Rivas, Legal Executive)

So, you finally saved up that big deposit for your first home, but most of the funds are in your KiwiSaver. How do you go about getting these funds released? Good news is your lawyer will help you to withdraw your KiwiSaver. There are however a few basic requirements you should be aware of:

1. You need to have a signed Sale and Purchase Agreement to apply for your KiwiSaver. This makes it tricky if you consider buying at an auction, because you need to pay in the deposit on auction day. There are however ways and means to get around this and we can assist with this.



2. You need to be a member for KiwiSaver for at least three years and need to contribute to KiwiSaver on a regular basis.

3. You need to live in the property that you purchase. In other words, you need to buy it in your own name and you cannot rent it out for at least six months.

4. You need to get a withdrawal application form from your KiwiSaver provider, complete it and sign the statutory declaration in front of your solicitor or a Justice of Peace.

5. Your lawyer who helps you with your purchase will submit the application for you (you don't send it yourself) because the KiwiSaver funds are paid into your lawyer's trust account.

Most KiwiSaver providers can take up to 10 working days to process your withdrawal application, or even up to 15 working days if you worked overseas while being a KiwiSaver member. You can only use your KiwiSaver once when you purchase your first home and if you have another property or just a small shareholding in a property you will not be eligible to take out your KiwiSaver.

You can use your KiwiSaver to pay the initial deposit (usually payable when you satisfy your conditions in the beginning of the agreement) or you can use the funds when you settle on the property and become the owner. You are allowed to use all your KiwiSaver funds except for \$1,000 government kickstart that will remain in your KiwiSaver account, or you can indicate on your form if you want a partial withdrawal.

ClearStone Legal with offices in Huapai and Te Atatu can assist you in buying your first home. Telephone 09 973 5102 if you have any questions about buying property or using your Kiwisaver.

Home loans: Rules changing again

It seems the rules regarding lending which came into place in December are being changed again. You may have seen articles on new deposit requirements, debt-to-income ratios, the amended Credit Contract and Consumer Finance Act (CCCFA), and now the review of the CCCFA amendment....



The review has just come in - and it looks good, hopefully lending is going to get a bit easier again, but we don't yet know how and when changes will be implemented. The reality is some rules, regulations, and rates are changing fast, and others seem to take forever.

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What should you do? How do you keep up to speed with it all? My suggestion is leave it to someone else (unless it's a particular hobby of yours). Find a professional you trust and let them work out what it means for your situation at the time that's right for you. The best thing you can do right now is focus on getting yourself in the best position to borrow, regardless of what happens.

This could include:

- To show you can meet lending requirements; don't impulsively cancel Netflix or go into caffeine withdrawal. Instead create a sensible budget you could stick to if you got the loan, and start living to it now.
- Show you're good at managing your money; avoid any failed payments or unarranged overdrafts from going over account limits, this goes for all your bills - not just the bank. (If you're unsure about your credit history - you can request a free copy of your credit report)
- Minimise short term debt and pay off those credit cards before they charge you interest.
- Get an expert on your side to help make a plan that works for you.

If you'd like to talk about your lending - I'm available free of charge, and if you want to meet in person, the coffee is on me.

Scott Wombwell, Managing Director & Financial Advisor, Better Borrowing, phone 020 4009 8944, email scott@betterborrowing.co.nz or visit www.betterborrowing.co.nz.

Friends with benefits has its disadvantages

Couples who are planning to move in together, or already live together, now more than ever need to understand the implications this has for separate property rights.

A recent Court of Appeal of appeal case *Sutton v Bell* [2021] NZCA 645 has clarified that if a couple is even "in contemplation" of a de facto relationship, a court has the ability to set aside a disposition of property (e.g. to a trust) when the person knew it would defeat a partner's claim or rights.

In this case, a property was put in a family trust for the purposes of asset protection about eight months after the partner moved in as a flat mate. The Court said that even though the couple didn't yet qualify as a "de facto couple", the court could nevertheless set aside the transfer to the trust because they were "in contemplation" of a de facto relationship.

A couple is presumed to be "in contemplation" of a de facto relationship when they mutually contemplate living together "as a couple." Moving in together is one of a number of indicators a Court will look at in deciding whether a couple is "living together as

a couple". So flat mates who are also in a sexual relationship ("friends with benefits") may not be living together "as a couple."

Interestingly, despite living together, the Court in this case held the couple were not in a de facto relationship until later when there were additional indicators of a mutual commitment to a shared future - in this case a holiday together and conceiving their first child.

However importantly, the law is now clear that it is not a requirement to be in a de facto relationship to receive protection for, or be subject to claims against, dispositions of land. If you think you may be affected and would like more clarity than this couple had, speak to a relationship property lawyer at Henderson Reeves: Taina Henderson 027 537 9222 www.hendersonreeves.co.nz.

Fix ups that if ignored can cost you thousands

When it comes to real estate selling, failure to present the home and section at its best can cost you dearly. If you have messy grounds, long lawns and a wild garden, dirty paintwork and rubbish piled up it gives the buyer a strong message that the Vendor can't be bothered and doesn't care about the sale price. The cost of a working-B and putting on a frothy and a bbq is cheap in comparison.



Let's focus on three simple fix ups that will deliver thousands to your sale price.

Street appeal. Let's face it if you have no street appeal much of your market will not come to the door. This is your opportunity to make a real impact. The entrance to your home is where you create the first impressions and it is where buyers decide if they have an interest or not. You only get one chance to make a first impression.

Stand out on your street and look at how your home looks, be critical, consider your good points and your bad points. Then rate your bad points that need work based on the negative impact on the overall picture. Once rated start at the worst point and attach a budget to get it changed or fixed. Some of these points are quick fixes and some could be significant, timely and costly. Consider a cost benefit analysis to determine the best path forward. Some of the easy fixes include:

- Waterblast
- Garden and lawns
- Fencing

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- Paint and finishing
- Damaged concrete/ decking or tiles

Consider your aspect and stage the entranceway to achieve the very best look and feel with screens, plants and dressing to make the first impression a real treat.

Kitchen appeal. No matter what you persuasion the kitchen is a pivot point within the home that must compliment the buyer and link seamlessly to the dining and living room of your home. Buyers respond to a kitchen that is clean, tidy, light, spacious and easy to work in. Do the easy things first:

- Clear the clutter
- Paint and seal the wet areas
- Touch up or replace damaged areas
- Let the light in by taking out foliage or net curtains
- Replace or remove old/ battered kitchen appliances
- Replace handles and/or cupboard doors
- Replace light bulbs and light fittings to get more light

The kitchen appeals to buyers in so many ways, be specific with your buying audience and how they use their kitchen for entertaining, meal preparation and serving.

Bathroom appeal. If you want to scare buyers off, don't clean the shower or bathroom basin/vanity. The bathroom is a room of hygiene and needs to be meticulously clean and smell fresh. The look and light in your bathroom is important as is the ability to make a small room look big. There are some things you can do immediately:

- Remove all the tubes, tubs and dispensers.
- Install a big mirror
- Ensure your moisture extractor is installed/working
- Make sure the waterproofing is excellent
- Before showing the home have a set of display towels and dressing for the vanity
- Install a heated towel rail to ensure moisture is reduced

- Replace non-working light-bulbs
- Ensure all surfaces are well cleaned, removing any mildew, soap scum or other

Final groom. Buyers are looking at your home not your stuff, so start packing your stuff and put it into storage. If you don't use something every week pack it up and get rid of it. Put everything away, even toasters, jugs and blenders. They take up room and clutter the environment. Put all your shampoos, toothpaste and brushes away. Make sure you have fresh clean carpets, curtains and surfaces. If they are damaged, dirty or moldy get rid of them.

Autumn is here!

Even though most of New Zealand enjoyed a long and hot warm summer, Autumn is most definitely here. It is season of the year between summer and winter during which temperatures gradually decrease and the duration of daylight becomes noticeably shorter.



Tackling a few simple jobs now, while the weather is still suitable for working outside, will help get your property ready for the cold weather that is coming towards winter, and in some cases prevent problems from occurring later.

We all love a warm and comfy home during the winter months. So, before the worst of the weather arrives, go through our checklist to make sure that you are protecting your home and your family, as well as heating your home efficiently.

Many of these things you can do yourself or you can speak with your Property Manager to organise this work through our reliable list of vetted contractors.

Your Autumn to winter checklist

- Clear your spouting of leaves, debris and plant material.
- Clean out drainage channels and ensure storm drains are clear.
- Weather-strip any windows or doors that are draughty.
- Check that ceiling insulation is in place and close access holes.
- Trim trees with overhanging branches near windows and spouting
- Cover outdoor furniture that is not in regular use.
- Secure outdoor furniture and the trampoline in case of high winds.
- Check your emergency supplies including replacing any out-of-date food items, refreshing water supplies and ensuring torches are working.

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Managing Director

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- Have your heating system serviced.
- Ensure that the torches are working (and that you know where your candles and matches are) for when there is power cuts
- It is good to have some extra meals or easy meals in case you get winter bugs as well.
- Make sure door locks are working properly and that adequate security lights are in place. Make sure safety latches are on all your windows too so you can feel safe opening them to assist with ventilation.
- Stop accidents and falls before they happen by cleaning paths, decks, and driveways, especially any on the shady side of the house. Mould loves to cling to dirt, so if you neglect this task, you run the risk, they will become slippery and treacherous over the winter months.
- Check the flue and chimney that both are working and free of creosote before you light a fire. Even if your fireplace is gas, never operate it without a proper screen in place, especially if you have children. If you are burning wood, a fireproof rug immediately outside of the doors will prevent embers from landing on the floor or carpets that can cause damage.

Here at The Rent Shop, we are experienced in guiding our landlords through the process of preparing your properties for letting so that you can maximise the rental return.

We can provide a no-obligation rental appraisal and offer feedback on compliance and where improvements can be made, if necessary.

For more information, please contact The Rent Shop 021 413 660 or www.therentshop.co.nz.

Why you need to object to your Rating Value

Every four years Council works with Quotable Value over the RV (Rating Value previously called Capital Value) on your land and your improvements.

Although not an exact science and shrouded in secrecy Auckland Council use the land value as the primary number in which to base the allocation of annual rating charges. You may notice in the latest round of RV adjustments that the land value has gone up and the improvement value has come down which increases the rates charge but diminishes the value attached to your assets being your home and landscaping improvements.

As a home owner you will be wanting to protect the value that resides in your improvement value (ie the value in your home and



landscape) that is determined within the RV data. To do this, and to ensure you have an accurate value attached to your property you will need to object to the value proposed by Auckland Council.

You can source information via this website: <https://www.aucklandcouncil.govt.nz/property-rates-valuations/our-valuation-of-your-property/Pages/default.aspx>

The reason that you object to your RV data is that it is not an accurate reflection in the value that you see in the improvement value and the combined RV data. You would like to seek an independent value submitted by Quotable Value that is accurate. It is important due to the following factors:

- This objection can only be lodged up to a month after the RV data is released
- Your objection will not be a cost to you
- An increased improvement value will have an impact on what buyers perceive of your value
- Web sites like oneroof.co.nz and homes.co.nz use the RV data as a key figure to base the sale price estimate on your home
- By objecting to your RV data and seeking an independent value you will have a higher value than many of your neighboring properties and higher buyer confidence in the future.
- This protects your Asset value

Object to your Rating Value here: <https://www.aucklandcouncil.govt.nz/property-rates-valuations/our-valuation-of-your-property/object-property-valuation/Pages/default.aspx>

If you have any questions about buyer perception of Rating Values, or the way that the computer analytics manipulate this data to provide estimated selling prices and the opportunity for you to safeguard the value in your improvements, don't hesitate to call me Graham McIntyre on 0800 900 700, text me on 0276320421 or email me at graham.mcintyre@mikepero.com. This and other information can be found at www.property-hub.nz.

Dividing property in a separation

New Zealand's relationship property laws can be confusing, so it's important to know where you stand and how to protect yourself in a new relationship. For example, relationship property can include things in your personal name: it is almost anything of value that you acquired during your relationship including your earnings, savings, investments, and your business. After 3 years of living together you are likely considered to be in a de facto relationship, so the same laws that apply to married couples will also apply to your relationship if it ends. In order to protect your business, house, savings and other

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assets, you can choose to opt out of the Property (Relationships) Act with the help of a family lawyer before you and your partner have been together for 3 years.

It can be very tricky valuing a business during a separation. We are experts in business valuations and can navigate these difficult times to value your business and give you peace of mind.

For all your accounting needs contact the friendly UHY Haines Norton Kumeu team at 329a Main Road, Kumeu on 09 412 9853 or email kumeu@uhyhn.co.nz.

What happens when you don't have a Will?

When someone dies without a Will, that person is said to have died "intestate" and the distribution of their assets will be determined by the law.

If the person has \$15,000 or more held by any one financial institution, or own any real estate, their family will have to apply to the Court for "Letters of Administration".

To get the estate administered, it will take much longer and cost a lot more than applying for "Probate" (when there is a Will). Applying for "Letters of Administration" generally takes between four to six months and costs twice as much than applying for "Probate". Sometimes much longer which means long delays in accessing any funds from the estate.

The process for managing someone's estate when there is no Will is more complicated than if the person had left one. Ease the burden on your loved ones and make a Will today.



CLEARSTONE LEGAL

Incorporating Kumeu-Huapai Law Centre

We are proud and excited to announce ClearStone Legal has relocated to new offices. We are now situated at the new business centre called The Vines on the corner of Tapu Road and State Highway 16 in Huapai.

We also have our other office at 547 Te Atatu Road, Te Atatu Peninsula, Auckland.

You can contact Debra and Jane on 09 973 5102 or drop into the office, Tuesday to Friday 9 am - 5 pm.

**1A Tapu Road,
Huapai, Kumeu
09 973 5102**



**Debra Barron, Principal
Jane Barclay, Legal Executive**

To get started on your Will, call Kimberley Brown on 09 837 6847 or email Kimberley.brown@smithpartners.co.nz.

Where there's a will there may be a claim

When you make a will you have a moral (and some might say a legal) duty to provide for the proper maintenance and support of certain close family members. This could include your spouse, partner, children, grandchildren and in some circumstances stepchildren or your parents. If proper provision is not made for these family members they could make a claim to the Courts under the Family Protection Act 1955 asking for provision to be made for them out of your estate. There are various things that the Court will consider if a claim is made such as your reasons for not making sufficient provision, any conduct which would disentitled the family member to receive under your will, the size of your estate, your moral duty to provide for others and the age, state of health and financial position of the person claiming from your estate. These claims can and often do create disharmony within the family structure. There are things that you can do to prevent such claims being made and recommend that you consult your lawyer before making a will. For more information on this or any other legal issues you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Healthy homes standards

On 1 July 2019 the healthy home standards became law. This introduced certain standards for heating, insulation, ventilation, draught stoppage, moisture ingress and drainage in rental properties. These standards are aimed at ensuring that rental properties are healthier and safer and have lower maintenance costs in general.

All private rentals must comply within 90 days of any new tenancy entered into after 1 July 2021 or any existing tenancy renewed after 1 July 2021. All rental homes must comply with the healthy home standards by 1 July 2024. All boarding houses must comply by 1 July 2021 and all houses rented by Kainga Ora (formerly Housing New Zealand) and registered Community Housing Providers must comply by 1 July 2023.

For any assistance or advice on property rentals or purchases, feel free to contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or on 09 412 6000.

**Scott Wombwell
Managing Director &
Financial Advisor**



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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 \$
HOBSONVILLE	1,285,000	325M2	161M2	1,303,000		1,150,000	718M2	100M2	1,210,000
	815,000	86M2	88M2	905,000		1,050,000	576M2	110M2	948,000
	790,000	82M2	70M2	892,000		1,400,000	811M2	120M2	1,220,000
	1,125,000	78M2	168M2	1,250,000		850,000	363M2	81M2	1,035,000
	1,140,000	256M2	138M2	1,330,000		1,150,000	672M2	83M2	1,125,000
	780,000	98M2	75M2	837,000		1,300,000	696M2	217M2	1,440,000
	1,105,000	112M2	153M2	1,200,000		740,000	1017M2	100M2	859,000
	1,365,000	309M2	174M2	1,540,000		1,050,000	450M2	154M2	1,150,000
	1,965,000	952M2	130M2	1,808,000		740,000	374M2	104M2	875,000
	1,260,000	475M2	180M2	1,520,000		930,000	421M2	160M2	1,037,000
	1,650,000	351M2	292M2	1,850,000		1,550,000	1135M2	113M2	1,060,000
	2,135,000	645M2	354M2	2,563,000		810,000	517M2	180M2	790,000
	1,575,000	337M2	265M2	1,900,000		1,300,000	748M2	140M2	1,135,000
	980,000	365M2	256M2	1,950,000		1,290,000	5667M2	140M2	1,245,500
	1,145,000	168M2	140M2	1,355,000		1,200,000	766M2	110M2	1,000,000
HUAPAI	2,940,000	8595M2	190M2	3,600,000		840,000	376M2	103M2	849,000
	840,000	714M2	85M2	1,298,000		1,150,000	630M1	90M2	1,155,000
	1,475,000	661M2	212M2	1,470,000		950,000	549M2	53M2	1,000,000
	1,300,000	698M2	174M2	1,420,000		1,175,000	637M2	160M2	1,185,000
	1,575,000	606m2	272M2	1,635,000		960,000	601M2	99M2	1,055,000
	1,375,000	694M2	192M2	1,545,000		1,075,000	760M2	220M2	1,350,000
KUMEU	1,075,000	345M2	144M2	1,180,000		1,275,000	823M2	160M2	1,000,000
	1,325,000	543M2	199M2	1,470,000		775,000	490M2	80M2	845,000
	850,000	182M2	92M2	900,000	MURIWAI	1,200,000	1.34HA	70M2	1,800,000
	1,250,000	525M2	149M2	1,315,000		1,700,000	1.08HA	259M2	2,190,000
	990,000	830M2	96M2	1,290,000		1,100,000	3073M2	215M2	2,000,000
MASSEY	1,050,000	409M2	150M2	860,000		1,150,000	1811M2	93M2	1,250,000
	1,100,000	1018M2	70M2	1,035,000	RIVERHEAD	1,750,000	677M2	319M2	1,890,000
	850,000	613M2	111M2	1,060,000		1,225,000	586M2	201M2	1,810,000
	960,000	928M2	140M2	1,000,000		1,775,000	829M2	281M2	2,110,000
	1,300,000	748M2	140M2	1,195,000		1,450,000	613M2	203M2	1,670,000

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:

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1.95% on the balance

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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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AS NEW - DESIGNER TOWNHOUSE IN HOBSONVILLE POINT

3 1 2

By Negotiation

5 Eyton Kay Road, Hobsonville
By Negotiation

A spectacular 2018, modern, townhouse with simple white and grey tones providing the best of lock-up-and leave and easy care, with schools, restaurants and transport around the corner. With an eye for clean lines and simple colour palette, this 168sqm three bedroom attached townhouse offers the very best of modern living with the extras that come with a home that has been invested in, meticulously cared for and made for living. Over three levels the home offers garaging and laundry leading to outside courtyard downstairs, with open plan living/dining on the first level and bedrooms upstairs. Heat pumps and upgrades make this townhouse stand out from the crowd and certainly worth investigating.

www.mikepero.com/RX3070268



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BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Orah Road, Huapai
By Negotiation

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

www.mikepero.com/RX3226379



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AS NEW - WITH DEVELOPMENT OPTIONS - MIXED URBAN



By Negotiation

29 Hewlett Road, Massey
By Negotiation

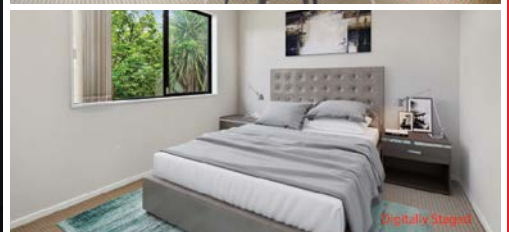
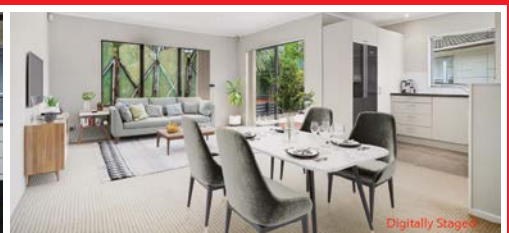
Beautifully presented to a high (as new) standard offering exceptional buying with four bedrooms and large open plan entertainment living, linking to expansive private decking ensuring you have the best of indoor and outdoor living this summer. Hard to find, this home represents a high standard of finishing and hardware found in a new build and with the development option extended under the mixed urban classification which this property sits. Three bedrooms, bathroom and laundry with open plan entertainers kitchen, dining and lounge upstairs and bedroom with walk-in or nursery downstairs, all linking to decking and stepping down to lawn and single garage and workshop. Fully fenced with electric, sensor gate.

www.mikepero.com/RX3074419



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READY FOR SUMMER BBQ'S - WEST HARBOUR



By Negotiation

100 Moire Road, West Harbour
By Negotiation

A sizzling hot option for you to have a great BBQ area, and a relaxed option to buy and move right in, no fuss, no bother. If you've been searching for a smart and simple three bedroom home in West Harbour this property may top your list. A genuine standalone home on 354 square meters of land (approx) with established gardens and secure fencing. The landscaping is contrasting and modern which integrates with the home through north facing decking and generous slider. An open plan lounge, dining and kitchen with central hall to three good sized bedrooms and bathroom. Downstairs has storage, double garage and laundry. Built to last with Palisade weatherboard system and decromastic tile roofing.

www.mikepero.com/RX3136972



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IDYLIC PARK LIKE SETTING - CHARACTER ESTATE

4 2 2

By Negotiation

216A Fordyce Road, Helensville
By Negotiation

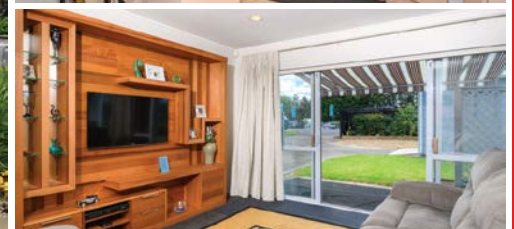
Often sort, but seldom found, this is an absolutely private glade, offering uncompromised peace, an abundance of tranquillity and a home that delivers unequalled character. A short drive from Parakai and Helensville, this is a park-like setting offering an established grassy outlook framed by mature exotics. The home sits a-top this glade enjoying commanding views through the lawn and northward toward the kaipara harbour. An interesting and colourful entertainers home, this five plus room, home offers multiple bedrooms, bathrooms and lounges which allows the purchaser to apply your own interpretation to the home, hosting generous proportions and exciting dimensions which must be seen to be enjoyed to its full potential.

www.mikepero.com/RX3160359



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BIG ON VALUE - SMALL ON PRICE

3 1 1

By Negotiation

369A Hobsonville Road, Hobsonville
By Negotiation

A home that makes the most of its 392sqm section (more or less) with generous parking, single garage and wrap-around lawn peppered with shrubs and hedging. Bigger than it looks, this three room home delivers more than many others with open plan kitchen, dining and lounge and direct access into the roof loft for storage. Located in the heart of Hobsonville, a short walk for groceries and convenience shopping, with access to schools, parks and the inner harbour close by. Fee simple freehold title and an honest pedigree, take a look today.

www.mikepero.com/RX3197566



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