



Property-

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Twenty Third Edition - April 24

Property market report

Some economists expect the housing market to remain flattish in the first half of this year then pick up in the second half.

Expectation of price growth is tempered by mortgage interest costs, living costs and loan value restrictions.

High mortgage rates and stretched affordability are restraining demand, essentially nullifying the demographic and policy tailwinds blowing in the market's favour.

Against this backdrop, the market is struggling to absorb a flood of new listings. Unsold inventory is at a seven-year high.

There is much conjecture about new home supply, immigration demand and the return of investors to the market that will certainly add sugar to the latte conversations.

Loan rates are outlined.

ANZ	Floating 8.64%	1 year 7.84%	3 year 7.25%	5 year 7.34%
ASB	Floating 8.64%	1 year 7.29%	3 year 6.65%	5 year 6.55%
BNZ	Floating 8.69%	1 year 7.84%	3 year 7.25%	5 year 7.15%
Kiwibank	Floating 8.50%	1 year 8.25%	3 year 7.55%	5 year 7.45%
TSB	Floating 9.44%	1 year 8.04%	3 year 7.45%	5 year 7.39%
Westpac	Floating 8.64%	1 year 7.89%	3 year 7.25%	5 year 6.99%

I have included a letter received from the Reserve Bank that may help clarify their position:

Thank you for your email to Governor Adrian Orr.

As you may have seen, last week the Monetary Policy Committee agreed to hold the Official Cash Rate (OCR) at 5.50%. As the MPC said in its media release:

The Committee remains confident that the current level of the OCR is restricting demand. However, a sustained decline in capacity pressures in the New Zealand economy is required to ensure that headline inflation returns to the 1 to 3 percent target. The OCR



needs to remain at a restrictive level for a sustained period of time to ensure this occurs.

The Committee is not explicit about when the Official Cash Rate may change up or down, but our projections suggest that any cut to the OCR may be later in 2025. This assumes that inflation continues to fall as expected, to the 2 percent midpoint later next year.

The Committee's top priority is to control inflation- the MPC does not target house prices when it raises or lowers interest rates. We aim to slow down overall demand in the economy to better match the ability- the capacity- of businesses to supply the goods and services people want. Households are probably less willing to accept large price increases and more likely to shop around, so businesses are less able to increase prices. This helps keep inflation near target.

Monetary policy is working, with the economy slowing and inflation falling. However, the rising cost of living still needs to be brought under control. Annual inflation is 4.7% and our target is 1 to 3%, with a focus on the 2% midpoint.

As we have said before, high inflation is a thief in your wallet- it is like a wage cut and a tax on your savings. Low and steady inflation gives people and businesses greater confidence to invest and tends to lead to steady growth and more jobs over time.

Monetary policy is a blunt tool. It is calibrated to the economy as a whole, rather than towards certain sectors of the economy. As a result, while monetary policy can improve outcomes for New Zealanders in aggregate, there may be those that benefit more from certain policies settings than others. We term these differing effects on parts of society 'distributional effects'.

We acknowledge your concerns about the Auckland property market.

In fact, there is a requirement for the MPC to seek to understand the effects of monetary policy decisions on the sustainability of house prices.

In the MPS statement, the Committee noted that that annual house price inflation remains modest. There is heightened uncertainty around the outlook for house prices. This reflects continued restrictive interest rates, the scale of decline in residential investment, and the net economic effects of currently strong net immigration.

The MPS also noted the reintroduction of interest deductibility and the easing of the bright-line rule are two policy changes that shift incentives for purchasing and building housing.

Stats NZ Property Transfer Statistics show annual about 37,000 transfers in Auckland in calendar 2023, down from almost 41,000

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the previous year and a recent high of 53,700 in 2021. Sales are below levels seen pre-Covid, of about 40,000 a year.

In short, the Official Cash Rate will remain at 5.5% for a sustained period to ensure that inflation is low and stable. We do not target house prices, nor property sales volumes, but the MPC must and does understand the effect of its decisions on sustainable house prices.

Let's look at the sales:

Coatesville	\$4,826,250
Helensville	\$890,000 to \$1,800,000
Hobsonville	\$582,500 to \$1,800,000
Huapai	\$730,000 to \$1,445,000
Kumeu	\$920,000 to \$3,150,000
Massey	\$600,000 to \$2,134,000
Muriwai	\$1,815,000
Parakai	\$700,000
Riverhead	\$1,120,000 to \$2,235,000
Swanson	\$710,000 to \$1,795,000
Waimauku	\$1,420,000
West Harbour	\$855,000 to \$2,100,000
Westgate	\$935,600 to \$1,100,000

If you are looking to achieve a great result for the sale of your property please contact me today for a free pre-sale property checklist and appraisal that will provide a starting point in your decision-making. After 18 years working with buyers and sellers, I have a depth of knowledge and experience to share with you. No cost, no obligation, just some honest feedback. Call me, Graham McIntyre AREINZ directly at 0800 900 700, via text at 027 632 0421, or through email at graham.mcintyre@mikepero.com. Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008.

Leap into autumn

As the vibrant colours of autumn emerge, signaling the transition from the warmth of summer to the chill of winter, it's essential for landlords to embrace proactive home maintenance for their rental properties. Autumn offers a prime opportunity to undertake necessary upkeep



tasks that fortify properties against the challenges posed by the impending winter months. At The Rent Shop Hobsonville, we recognise the significance of seasonal maintenance and are dedicated to facilitating a smooth transition for property owners. While the prospect of home maintenance may seem overwhelming, our experienced team is here to provide guidance and support every step of the way.

Gutter Cleaning: While the sight of autumn leaves falling may be picturesque, it can present a practical challenge when it comes to gutter maintenance. Leaves and debris can accumulate, leading to clogged gutters and potential water damage. Our extensive network of professional tradespeople specialises in gutter cleaning, ensuring that your property's drainage system remains unimpeded, safeguarding against water-related issues.

House Wash: A comprehensive house wash is essential for removing dirt, dust, and grime from your property's exterior surfaces. This not only enhances the aesthetic appeal of your property but also preserves the integrity of the paintwork and prevents the growth of mould. Our recommended annual house wash regimen ensures that your property maintains its pristine appearance while also contributing to its long-term durability.

Roof Care: Your property's roof serves as its first line of defence against the elements year round. Regular roof treatments and inspections are critical to maintaining its structural integrity. Our obligation-free roof checks provide peace of mind, ensuring that your property is prepared to withstand any weather conditions that winter may bring.

Garden Maintenance: As autumn sets in and cooler temperatures prevail, proactive garden maintenance becomes paramount. Pruning back trees and tidying up the garden not only enhances the aesthetic appeal of your property but also reduces the risk of damage during inclement weather. Our proactive approach to garden maintenance protects both your property and its surroundings, ensuring a welcoming outdoor environment for tenants.

Interior Comfort: Compliance with Healthy Homes Heating Standards is essential to ensuring the comfort and well-being of your tenants throughout the year. Our team is committed to meeting

the
rentshop

**Mike
James**

Managing Director

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and exceeding these standards, prioritising tenant satisfaction and retention.

Additionally, implementing measures such as window and door insulation through weather-stripping enhances energy efficiency, reducing costs for both landlords and tenants while maximising comfort.

At The Rent Shop Hobsonville, we pride ourselves on our commitment to maintaining high standards of property upkeep and tenant satisfaction. With our team of experienced property management experts, we bring years of professional experience to the table. Whether you're a seasoned landlord or new to property investment, we're here to transform your property ownership experience. Get to know us and discover how we can help you navigate the complexities of property management with confidence.

Mike.james@therentshop.co.nz.

Probate – what is it and why is it needed?

By Elyse Crowther of ClearStone Legal

A loved one passing away is a difficult and stressful time, and often the process that follows can be overwhelming and confusing. If that person had a Will and has assets worth over \$15,000.00, then you will need to apply to the High Court for probate. Probate means "to prove", and essentially is the process of proving the Will before the Court. Probate is required before the assets of the estate can be called in.

The Executor/s named in the Will are the parties who need to apply for probate. A Solicitor can prepare the required documents which include an application, an affidavit by the Executor/s and the probate itself. There are very specific requirements for these documents, and the original Will and certified copy of the death certificate are required to prepare them. The Executors will need to swear or affirm the affidavit with the Solicitor before they can be sent to the Court.

Additional documents will be required if any of the Executors want to renounce their role, or if the original Will has been lost or looks like it may have been tampered with – for example a staple being removed, or marks left by a paper clip.

Once received by the Court there can be delays in processing, currently we are seeing up to four months for a probate application to be reviewed and often the Court comes back asking for changes or more documents. Once probate is received, the Executors will



be able to deal with the estate assets, including calling in Kiwisaver funds, insurance policies, transferring property and obtaining funds from the deceased bank accounts.

Distribution of the estate can take place six months after probate is received, so when you factor in the Courts processing time it can be a lengthy process. If the assets of the estate are less than \$15,000, probate is not required. If the deceased did not have a Will, then a similar process is required, but instead of probate you must apply for letters of administration.

Whatever the position, we can guide you through the process. When you are ready, give us a call on 09 973 5102 or make a time to come and see us at either our Kumeu or Te Atatu office.

Who stays in the family home if we separate?

Who gets to stay in the house if we separate?

As a general rule where there is a dispute the law would see minor children of the relationship staying in the house with the person they naturally turn to for their day-to-day needs. Where there is no agreement, one remedy is to apply for an Occupation Order and the Judge will decide who should stay in the home.

If you are at loggerheads but do not want to apply to Court, Family Dispute Resolution provides a mediator to help resolve issues around children.

If you are renting the Court can make orders vesting the tenancy agreement in one party. If it is a trust owned property the Courts also have avenues where there can be shown to be a right similar to a tenancy to live there.

Who has to pay the mortgage?

As a general rule, the one who stays is responsible for the outgoings. However, if both your names are on the mortgage you are both responsible to ensure payments are made and so you both have a stake in agreeing how outgoings are covered. If the party who stays in the home has young children and can't afford to cover the mortgage, spousal maintenance may be an option. If one party continues to pay the mortgage but lives elsewhere, unless it is maintenance, they may be entitled to compensation upon division.



Property • Disputes • Family • Wills

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Let's chat.

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If you are in this situation, you may be able to put the mortgage on an interest only or mortgage holiday while you work through the division of property.

Can my ex-partner sell the house out from under me?

Eventually, probably, but not quickly, and not without taking things like minor children's interests into account.

Do I need a formal agreement to divide up the house?

Relationship Property includes important assets and debts. Those trying to do without or DIY their agreements may end up with an agreement that is not in line with current law and is susceptible to future challenges. The bank may also require a formal agreement if you are buying your partner out.

Is division always 50/50?

Equal sharing of the family home is a key component established by The Property (Relationships) Act 1976. However, exceptions to equal sharing include s13 (extraordinary circumstances) and s15 which rebalances lower earnings caused by roles assumed during the relationship, and relationships of less than 3 years.

Where to find further information:

This article contains general information which is not a substitute for legal advice so if you are separating or wanting to understand what will happen if you do, protect your interests by seeking early legal advice. You can also listen to the burning questions episode of Divorce Café. Or call: Stuart Henderson, Nicole Dore or Taina Henderson in the family law team at Henderson Reeves on 09 281 3723.

Are you buying an uninsurable property?

The Law Society is warning some property buyers are losing their

deposits after unknowingly entering agreements on flood-damaged houses.

There has been an increase of people entering into legally binding Sales and Purchase contracts, only to find their bank will no longer give them the mortgage, because the house is uninsurable. This could be because an owner received insurance money but may not have actually used the money to fix their house.

Home buyers should therefore be warned about unknowingly entering into agreements to purchase flood-damaged properties in regions affected by last year's storms and cyclone.

Therefore, buyers are advised to investigate the availability of insurance cover with their insurer before committing to an agreement. If you are looking to buy or sell a property and are wanting more information on this or any other legal issues you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

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,

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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.

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

FREE STEP-BY-STEP HELP GUIDE

Selling and Buying can be daunting

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

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

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

Graham McIntyre

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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 uncomfortable situation.

Mortgage Ladies and Co

The small mortgage advisory with the big heart. Headed up by Heather Roney, award-nominated Financial Adviser and pink stiletto superwoman.

Hi! I'm Heather, founder of Mortgage Ladies and Co, dedicated wife, mum, and the face behind that awesome stiletto logo. Our logo symbolises what happens when things get tough around here - I don my power heels to go into action to get



the job done. I'm driven by my passion for helping families and individuals on their financial journey.

All good relationships start with open communication and honesty, and I absolutely stand by the Mortgage Ladies and Co motto - with you every step of the way; but don't take my word for it - check us out at Mortgage Ladies and Co.

Whether you are looking to purchase your first property, an investment property, debt consolidate or refinance we are here to help you navigate your journey. If you're looking for financial guidance, get in touch for a chat today.

Do you pay to get the support and help of a mortgage adviser?

A mortgage adviser (or mortgage broker), acts as an intermediary between you and the bank, helping you find the most suitable home loan products that match your specific needs and financial circumstances.

They have access to a wide range of loan options from various banks and lenders, allowing them to compare and recommend the most suitable options to our clients.



Mortgage advisers also have in-depth knowledge of the home loan market and can guide borrowers through the complex and often overwhelming process of securing a home loan.

In short, a mortgage adviser takes care of all the legwork for you when it comes to researching the best bank, loan options and ultimately applying for the loan. They also take care of the negotiations when it comes to interest rates and cash contributions from the bank.

While your personal banker can also give you good guidance and recommendations but remember, they can only offer advice on their own products so you may be missing out on a more suitable option elsewhere.

So how do mortgage advisers get paid?

Contrary to popular belief, mortgage advisers generally don't charge a fee for their advice and service. Instead, they earn a commission from the banks and lenders upon the successful referral of a new mortgage customer and subsequent draw down of a home loan.

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A mortgage adviser's ability to secure a better interest rate or negotiate more favourable loan terms can potentially result in long-term savings for borrowers.

The ongoing service provided by a mortgage adviser after you have settled on a property can also save you time and hassle - like when it's time to refix your interest rate, or if you need a top up on your home loan.

So, if you would like some support or advice please don't hesitate to get in touch with me for an obligation free chat.

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

Laser Whenuapai and Roofing Whenuapai

The year is certainly flying by. Here we are in autumn already, which means winter is on its way. This is an ideal time of the year to start thinking about making sure your property is ready for the coming months. We have put together a check list to help you maintain a healthy home.



Dripping & leaking taps - check all the taps in your house (inside and outside).

Running & leaking toilets - check that your toilet is flushing properly and listen for a 'running water' sound.

Drains - check for slow running water into shower drains, basins, and any outside drainage.

Hot Water Cylinders - check your HWC for any surface drips or leakages. This can go easily unnoticed if hot water cylinders are in a cupboard.

Gutters - check your gutters are clear of leaves and debris to prevent water build up. Overflowing gutters can cause roof leaks.

We have an experienced team of plumbers, roofers and drainlayers ready to offer total solutions for any of these issues.

We are also excited to share that we offer a Supergold card discount. Just let us know you have a Supergold card when you book in your plumbing job, and we will give you 20% off your first hour of plumbing labour.

Contact Laser Plumbing & Roofing Whenuapai today for all your service needs on 09 417 0110 or whenuapai@laserplumbing.co.nz

We are open five days a week from 7:30am - 4:30pm and are conveniently located at Unit 4, 3 Northside Drive, Westgate. For more information, visit our website www.whenuapai.laserplumbing.co.nz.

Protect your home against surges

Something most people don't think about in their homes is surge protection. During the recent Cyclone Dovi there were a lot of houses in the area without power and we had customers who unfortunately experienced surges and now have issues with some of their devices. A power surge is an increase in the amount of voltage flowing through electrical devices that exceeds the standard voltage level of 240 volts. Surges can be caused by many things such as high-powered devices, bad wiring, or a problem with your incoming supply.



While a surge of power may not break your electronics immediately, it can put extra strain on various components, wearing them down over time. Power surges can heat up wires and components in your electronics, similar to a light bulb filament, and cause them to burn out.

A power surge means that there is an increased level of voltage in the lines beyond the usual designated level of electricity. This excess voltage causes an arc of electrical current which creates heat and surge protection is designed to reduce the effects of these power surges, protecting your electronics.

A surge protector guards against the damage that sudden power surges can cause. It works by pulling the current from one outlet and passing it through to the devices you have plugged into the surge protector.

Surge protection is installed directly at your home's switchboard to provide protection to all of your appliances, and also to the



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April garden to kitchen

April brings shorter days but they are often still warm, so this month is ideal for tidying up and nourishing the garden ready for winter crops. While it still fairly mild, watch out for the transition to winter in the air.

Sow green crops of lupin and mustard in any empty spaces of your vegetable garden for digging into the soil for green manure.

Harvest the last of summer crops.

Remove all finished vegetable plants from the garden; put them in the compost bin rather than digging into the soil.

Prepare for winter crops by adding compost and sheep pellets to the top layer of soil.

Sow seeds: beetroot, broccoli, broad beans, cabbage, carrots, onions, radish, spinach, silverbeet. Transplant to the garden as the weather warms and when they are showing at least two sets of true leaves.

Broad beans can be planted directly into the soil, stagger the sowing for a continuous harvest.

Plant seedlings: broccoli, brussels sprouts, cabbage, cauliflower, celery, leeks, lettuce, silverbeet and spinach.

Garlic and shallots can be planted in warmer regions.

Get a last crop of peas in before winter, in warmer areas you can also

get away with snow peas.

Dust your cauliflowers, broccoli and brussels sprouts with Derris Dust to protect them from white butterfly and diamond back moth.

Protect seedlings from slugs and snails, scatter bait around each plant.

Mitre 10 MEGA Westgate & Henderson

STIHL SHOP

A big congrats to the team at STIHL SHOP Kumeu who were awarded STIHL New Zealand's

"Outstanding Marketing Achievement Award 2023" at their national dealer conference last month. This is an impressive fifth time our local Kumeu store has received this award!

"We're ecstatic to be recognised for our efforts",

says Rae Deakin from STIHL SHOP Kumeu. "We're a smaller store within the group, so to continually impress the head office of such a reputable brand like STIHL is a real honour".

All STIHL SHOP stores are individually owned and operated and it is up to each store to stamp their own mark on their local marketing plan, which the Kumeu team does with a focus on community involvement, safety education and social media. Well done, Craig, Margaret and the team at STIHL SHOP Kumeu!



Autumn in the community garden

After the heat of February, it's good for the soil to be getting a bit of rain. The mulch given to us by Wyatt Landscape Supplies Waimauku will help to keep the moisture in the ground. We've also been building our own compost, layering dry and wet vegetation to get warmth and air flow, breaking down old plants to grow new ones. That's the cycle of life happening in our garden.

It's time to harvest the last of summer's veges - tomatoes, cucumbers, chillies and late summer fruit, as well as the



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summer herbs that are soon going to flower and seed. Come along and fossick among the greenery and find ripe fruit sweetened by the long summer sun. Some species including sunflowers, and the local birds - pukeko and kingfisher included, are into their second production of the season, making the most of the last summer days. We have yummy hearty winter veges to come. We are sowing and planting beetroot, spinach, winter salad greens, cauliflowers and broccoli and cabbage. Join us on the fourth Saturday of the month from 9-10ish (April 27, May 25).

Celebrating 50 Years

Your support and loyalty mean the world to us. Half a century ago, KPL's humble beginnings began in a garden shed on the backroads of Kumeu. Today, we celebrate not just the passage of time, but the unwavering commitment of everyone who has been part of this journey. To our loyal customers, past and present, we want to extend our deepest gratitude and to our staff, past and present, without you all we would not be here today. The road has had its highs and had its lows, but a well worthwhile journey to travel. We will continue to learn, grow and serve our community. Thank you for being part of our journey, a toast to the next 50 years!

KPL 09 412 9108 - 156 Main Road Kumeu. Big Blue Building www.kumeuplumbing.co.nz.

Experienced swollen or water damaged kitchen cabinetry?

Have you ever heard of HPL plywood? Chances are you may not have, even when you have been renovating your kitchen, bathroom or laundry. At Natural Timber Creations, we are proud to have been using HPL Plywood, since it became available in NZ around 15 years ago, as standard product in all our cabinetry interiors. Why do we use this? Because it is superior - stronger, more durable and most importantly, is not as affected by moisture as other standard products are on the market, in wet areas of the home. In fact, it was designed specifically for the wet area cabinetry found in a home or business. This means that your new kitchen or bathroom will last far longer than otherwise - and is better value for money in



the long term.

Sadly, many Kiwi outfits still use medium density fibreboard (MDF) or particle board as standard product in their cabinetry interiors, even when technology has moved way on and there are more appropriate options available. It's hard to retrofit a cabinet once it has exploded.

Both products look very similar when new, but as time passes, European HPL plywood will outperform other products in appearance, durability and quality, every time.

We're happy to discuss and show you the benefits of HPL plywood - a core value and belief of Natural Timber Creations; and one we stand by.

Take a look at our website: www.naturaltimbercreations.co.nz or contact Paul Marley on 021 111 9637.

Tile and grout cleaning and re-colouring

Are you tired of looking at your lovely tiled floor and walls only to be disappointed by the dirty stained grout lines? Traditional cleaning methods actually leave your grout dirtier and bacteria laden than before you started?



Grout is porous, and dirt, grime and bacteria soak into the surface leaving it unsightly, unhealthy and practically impossible to clean using normal cleaners. Give GroutPro a call, we deep clean (vacuum extraction) and re-colour your grout to look like new again.

Colourseal is a highly durable coloured coating that adheres to the surface of the grout creating a water and stain proof barrier that will keep the grout looking like new.

We can replace the porous cement grout with an epoxy grout which too is stain resistant and waterproof. We offer shower glass restoration and apply a durable protective coating afterwards.

We can also apply relative sealing to your tiles, both interior and exterior.

Another service we offer is a high-quality Belgian garage carpet (suitable for office spaces and rumpuses, etc.) I've been a franchisee of The Pro Group for 7+ years and we're well established with proven results. Contact me for a free quote: Mark Bowers 027 477 2231 - Email mark.b@theprogroup.co.nz.

Someone
has to
be the best


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Area Property Stats

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

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

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
HOBSONVILLE	1,030,000	439M2	130M2	950,000		890,000	171M2	95M2	808,000
	1,200,000	108M2	193M2	1,092,000		1,100,000	626M2	90M2	788,888
	1,805,000	618M2	191M2	1,800,000		850,000	495M2	98M2	888,000
	1,375,000	201M2	186M2	1,300,000		1,050,000	951M2	94M2	760,000
	1,260,000	181M2	183M2	1,203,500		1,100,000	630M2	110M2	926,000
	905,000	162M2	82M2	827,000		920,000	358M2	150M2	870,000
	1,075,000	137M2	166M2	989,000		1,200,000	520M2	143M2	955,000
	1,550,000	325M2	225M2	1,378,000		890,000	145M2	100M2	855,000
	1,250,000	252M2	183M2	1,225,000		830,000	353M2	84M2	807,000
	1,260,000	614M2	260M2	1,220,000		830,000	141M2	140M2	980,000
	1,420,000	261M2	203M2	1,271,000		1,325,000	651M2	240M2	1,310,000
	1,180,000	165M2	173M2	1,280,000		1,075,000	651M2	175M2	1,061,000
	1,470,000	297M2	226M2	1,398,000		870,000	350M2	121M2	845,000
	1,530,000	416M2	189M2	1,550,000		1,475,000	741M2	240M2	1,250,000
	1,025,000	151M2	111M2	980,000		1,505,000	1012M2	100M2	1,587,500
	1,025,000	151M2	111M2	1,020,000		1,100,000	784M2	150M2	1,015,000
	1,155,000	233M2	162M2	1,122,553		750,000	72M2	76M2	740,000
	790,000	85MN2	70M2	800,000		970,000	588M2	100M2	600,000
	810,000	93M2	95M2	820,000		1,250,000	809M2	147M2	930,000
	1,375,000	207M2	232M2	1,389,000		1,090,000	620M2	80M2	806,250
	1,105,000	146M2	111M2	960,000	SWANSON	1,000,000	775M2	178M2	950,000
	900,000	115M2	101M2	900,000		1,675,000	600M2	333M2	1,795,000
	1,050,000	95M2	161M2	970,000		820,000	506M2	151M2	828,000
	1,365,000	187M2	182M2	1,240,000		805,000	157M2	78M2	762,000
MASSEY	910,000	215M2	92M2	850,000		1,155,000	350M2	180M2	1,143,000
	2,100,000	2932M2	293M2	2,134,800	WEST HARBOUR	860,000	76M2	130M2	855,000
	870,000	497M2	80M2	765,000		1,850,000	966M2	300M2	1,650,000
	1,050,000	410M2	90M2	818,500		1,200,000	657M2	90M2	1,140,000
	1,130,000	600M2	93M2	875,000		1,125,000	770M2	180M2	1,000,000
	990,000	559M2	130M2	825,000		1,500,000	639M2	220M2	1,425,000

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

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Phone 0800 900 700 Licensed REAA (2008)



BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Orah Road, Huapai By Negotiation

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

www.mikepero.com/RX3226379



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TAUPAKI'S HOME - CHARACTER PLUS ON THREE LOTS

3 1

By Negotiation

9 Taupaki Road, Taupaki By Negotiation

Taupaki, a village of families and a community rich in history offering excellent primary school, reserve and playground, rural aspect and community hall. Being sold with three lots being Lot 24, Lot 25 and Lot 26 the property delivers an enviable 4816 sqm footprint with grassy glades, outbuildings, carport, sheds that all compliment the homestead. Built through the 1980's this character bungalow is a fabulous mix of blended history and kiwi ingenuity all seamlessly merged to deliver a home where every part of the whole is interesting, thought provoking and unique. It is a home that lives well, with closed woodburner and open plan kitchen dining which opens to North facing decking and covered porch area. All bedrooms off the central hallway.

www.mikepero.com/RX4010648



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ELEVATED NATIVE GLADE - OUTSTANDING BUILDING SITE

By Negotiation

15 Te Aute Ridge Road, Waitakere By Negotiation

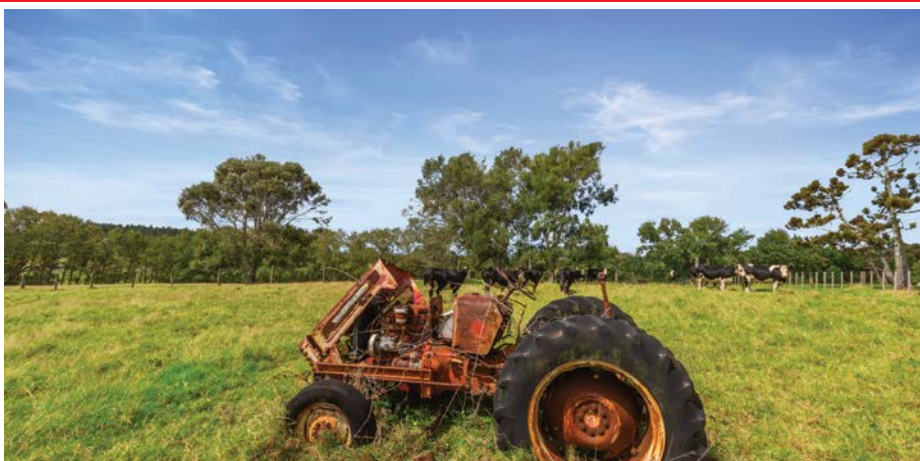
Fabulous opportunity to create your very own slice of paradise, with multiple building site options and driveway access in place. The site provides expansive North facing valley views through established native bush cover, providing some stunning visual aspects and the song of Tui and Kereru. A transportable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

www.mikepero.com/RX3758203



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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



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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



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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



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AFFORDABLE FAMILY LIVING, LOW MAINTENANCE LIVING

4 2

By Negotiation

56 Hetherington Road, Ranui
By Negotiation

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

www.mikepero.com/RX3926912



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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



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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/RX385511



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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



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OUTSTANDING VIEWS - SUNNY AND PRIVATE

3 2 2

By Negotiation

147 Wiseley Road, West Harbour By Negotiation

A genuine and much loved family home enjoying a perfect balance of views, sunshine and convenience. This brick and weatherboard home set over three levels provides an excellent stage for the whole family to perform at their best, offering pockets of space for all the family and their toys and tools. Double garage, formal entrance and storage rooms downstairs leading up to an entertainer's kitchen and separate cozy living with alfresco to decking on floor one. This leads through to dining, decking, and formal lounge overlooking the Marina. A bedroom, laundry and bathroom with access to the fully fenced back yard, safe for children and pets. Up to the next level with two generous bedrooms, commanding views and shared ensuite. So much to enjoy, so much to take in, this is an excellent home.

www.mikepero.com/RX3857660



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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



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FLAT LAND - BIG SHED - AQUAFER BORE

By Negotiation

Lot 2 / 337 Ararimu Valley Road, Helensville By Negotiation

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

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

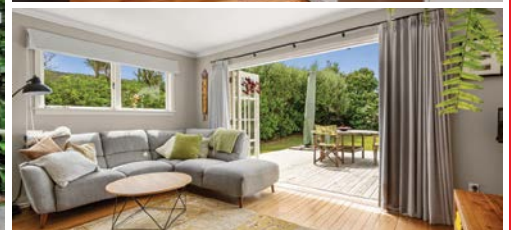
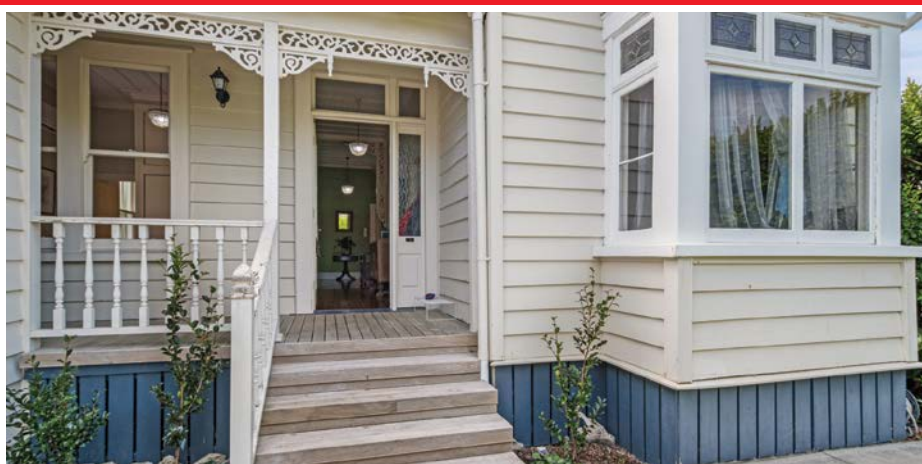
This is a rare opportunity to buy land that has infrastructure already in place, and although it has no house on site it offers opportunity and improvement value.

www.mikepero.com/RX3570208



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BEAUTIFUL SUNNY VILLA ON 809SQM - HUAPAI

4 2 2

By Negotiation

356 Main Road, Kumeu By Negotiation

Set on an 809sqm (approx.) of flat usable land, this exceptional villa stands as a unique prospect. Refurbished, the villa boasts four bedrooms, two w/cs, a separate laundry, and wet room. The home offers a spacious kitchen flowing into the dining, lounge and seamlessly flows to extensive decking and tree lined yard. The northern facing aspect ensures sunshine galore and views fruit and privacy trees. A double garage and workshop caters to practical needs of tools and toys. Positioned within a short stroll to coffee shops, commuting options, and convenience stores, this villa is also in close proximity to Huapai Primary School and bus links.

www.mikepero.com/RX3999068



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OCEAN AND KAIPARA VIEWS, BUSH AND GRAZING 3 3 3

By Negotiation

429 Kiwitahi Road, Helensville
By Negotiation

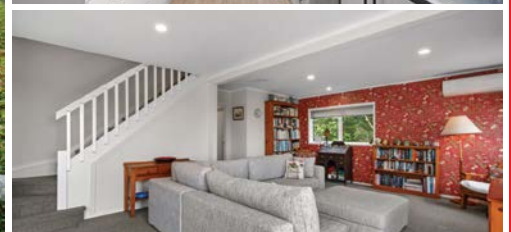
Indulge in the splendour of country living with this extraordinary home boasting unparalleled views to the Tasman Ocean and northward to the enchanting Kaipara Harbour. Nestled on a sprawling 1.6 HA (approx.) of land, the property features meticulously designed formal and informal gardens, meandering 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



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RECENT REBUILD - AFFORDABLE LIFESTYLE WITH VIEWS 4 2 2

By Negotiation

812 Inland Road, Helensville
By Negotiation

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

www.mikepero.com/RX3894927



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LIFESTYLE, MIXED GRAZING/ REGENERATING BUSH

2 1

By Negotiation

1529 South Head Road, South Head
By Negotiation

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

www.mikepero.com/RX3761280



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BREATH TAKING VIEWS, 1.58 HECTARES (APPROX) BARE LAND

By Negotiation

Lot 3, Kiwitahi Road, Helensville
By Negotiation

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

www.mikepero.com/RX3872524



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