



Property-

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Ninth Edition - December 2022

Property market report

Was October the month in which house prices finally stopped falling after eleven months of steady declines?

The Real Estate Institute of New Zealand's House Price Index (HPI), which is probably the most timely and reliable measure of house price movements we have, because it is based on sales as they become unconditional and is adjusted for differences in the mix of properties sold each month, posted a 0.2% gain across the entire country in October.



That's a marginal increase to be sure and represents more of a flattening trend than an increase in prices. But it reverses the 0.7% decline of the previous month, and brought an end to the 10.9% drop that occurred over the previous 12 months.

It's too early to know whether October's figures marked some market stability or an upward swing in house prices.

It is probably significant that the HPI increased in the country's three main centres of Auckland +0.5%, Wellington Region +0.1% and Christchurch +0.3% in October, particular as Auckland and Wellington have previously posted some of the biggest price declines.

But even in Auckland and Wellington, the movements in the HPI were not uniform.

In Auckland the HPI increased in Rodney, but declined in Waitakere Areas.

November's figures should be telling, because it will be the market's last full month before activity starts to wind down for the Christmas/ New Year break.

Indications so far are that sales volumes will remain at low levels compared to previous years and there won't be a lot of movement either way in prices.

The one word in every conversation is "uncertainty".

As the Reserve Bank fiddles with the Official Cash Rate, and Labour fiddles with the CCCFA, the market finds itself drifting without

commitment and without direction.

Let's look at the sales:

Helensville	\$880,000 to \$1,699,000
Herald Island	\$1,015,000
Hobsonville	\$695,000 to \$1,889,000
Huapai	\$915,000 to \$1,010,000
Kumeu	\$889,000 to \$3,850,000
Massey	\$740,000 to \$1,417,000
Muriwai	\$2,000,000 to \$2,300,000
Parakai	\$680,000 to \$1,075,000
Riverhead	\$1,195,000 to \$1,780,000
Swanson	\$755,000 to \$1,580,000
Waimauku	\$1,150,000 to \$2,000,000
Waitakere	\$1,400,000
West Harbour	\$960,000 to \$1,600,000
Westgate	\$1,290,000 to \$1,500,000
Whenuapai	\$760,000 to \$1,410,000

The buyer enquiry through email, text and phone calls is steadily increasing and I would encourage anyone that is considering selling a property to give me a call today on 0800 900 700 or email me graham.mcintyre@mikepero.com. After 17 years in real estate you will engage with a very professional and experienced agent that will highlight the best options to get you on and off market in a timely manner - Mike Pero Real Estate Ltd Licensed REAA (2008).

Keith Hay Homes

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



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

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

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

Speak to one of their team today 0800 KEITH HAY

Managing higher rates when refixing your loan?

The first article I wrote for this magazine started off saying:

"Mortgage rates have been at historic lows for a while now, it's felt like a 'new normal', but rates are starting to climb again."

We are well past those lows now.... and unfortunately, it doesn't look like we've reached the top of the cycle yet.



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In this new environment there are some key areas you should consider:

Fixed Rate Term: The difference between the 1-year rates, the 5-year rates (and everything in between) are starting to shrink. It can be tempting to go for the longer rates when this happens - but keep in mind it's a solid commitment - if rates drop in the future, you could be looking at expensive break costs if you want to move to a cheaper rate, as well as pricey early repayment costs if you want to repay your loan early.

Lending products: With higher rates, the use of products such as offset, or revolving credit can be even more valuable, helping you to pay less interest. Before refixing your loan it's worth checking whether you have the best products for you.

Your bank/lender: As the rates rise, the difference in offers between different lenders is also increasing. This could be the right time to review the market and make sure you're with the best lender for you.

Affordability: If you're worried about being able to make the minimum payments at the new rates; I highly recommend seeking advice before it becomes an issue. Generally, addressing this risk early will give you more options for resolving it.

If you'd like help reviewing 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 020 4009 8944 | www.betterborrowing.co.nz

Need to negotiate with Santa to get onto the Nice List?

Do you need some help negotiating with Santa? If you find yourself not on Santa's Nice List this year then you have a variety of options. You can decide to do nothing (which may include throwing your toys out the cot, having a moan to your mate/spouse, or just drink the beer the kids leave out for Santa on Christmas Eve), but if that doesn't sit well with you then you could write to Santa and ask him what his problem is. Maybe there is some way you could work it out, or something you could do to right the wrong - maybe Santa doesn't have a clear record of the facts and you could clear up a few misunderstandings. If that letter gets lost in the post or Santa is too busy to respond, then perhaps you could file with the Disputes Tribunal. It's a handy resource as Santa will have to attend in person and isn't allowed to take his lawyer. Assuming your wish list this year



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is under the magic number of \$30,000 then the Disputes Tribunal will hear your complaint, however they won't make Santa send you presents if they agree you were right but it's a good start to resolving a dispute. Another idea is to ask Santa to meet you for a chat and see if you can work it out - or maybe your lawyer could talk to Santa's lawyer and negotiate a resolution.

If your beef isn't with Santa then ClearStone Legal can also help resolve matrimonial disputes, neighbourly disputes, employment disputes, shareholder disputes - or we can help put an agreement in place before the dispute arises.

If you need some help negotiating with Santa or someone else then contact ClearStone Legal. Telephone 09 973 5102 to make an appointment.

A developer company offers to buy your property

A developer company offers to buy your property but shortly before the settlement date advises you that it cannot come up with the funds and wants a \$150,000 discount. What do you do?

There have been cases where a developer forms a company to purchase a property with insufficient money when it comes to settlement. Lawyers sometimes call these shell companies because while the paperwork for the company is all in place, the company does not own any assets. The developer's game is to then claim, when it comes to time to settlement, that it could not borrow the necessary settlement money and further complain that property prices have fallen. For this reason, we warn our vendor clients against selling to a company purchaser except when a significant deposit such as 10% or more is paid. This is because most people or companies will not walk away from a purchase if they paid up to 10% of the total value which they will lose upon default.

However, if a developer does walk away a court can make a developer personally liable as the director of the company. Put simply, a director of a company cannot be reckless about running a company in a way which causes serious loss to the company's creditors including you as vendor of the land. In this case the vendor of the land would be a creditor of the company and the developer would be personally liable for the shell company obligations in the purchase agreement. In general terms, the law requires a company to have more assets than liabilities and to pay its debts as they fall due whenever they do a deal.

In most cases a developer who finds out that he or she may be personally liable will often find means to settle at the agreed purchase price. For this reason it is important to have your lawyer keep the right pressure on a party if there is a failed property transaction by a

shell company. For more information on this or any other legal issues contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Laser Plumbing and Roofing Whenuapai

Your Plumbing, Roofing & Drainage experts in West Auckland.

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

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

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

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



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"Debra and her team at Clearstone Legal helped everything run like clockwork when I moved out of my home of 35 years. The timing could not have been worse as Auckland was in lockdown throughout the whole process of marketing, selling and moving but they managed to find a way for me to sign all the documents and have virtual meetings when necessary. They kept stress levels minimised and I would recommend them to others needing assistance going through the move to a retirement village." Susan K



Debra Barron, Principal | Emma McGrath, Senior Solicitor
Elyse Crowther, Registered Legal Executive | Tina White, Legal Executive



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Debra

Elyse

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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.

Rental property still a good buying option for investors

While we can continue to have confidence in what house prices will do in the medium to long term (they'll continue to go up, just as they have over the past 30 plus years) there's simply no way to know what will happen to them over the next few months.

This is because we're in an extraordinary period of history. After being under control for over 30 years, inflation has taken off like a rocket ship, circulating in space and it's an unknown quantity when it will land back to earth

At some point higher interest rates will crush inflation and we'll see it peak and then start to come down until it lands back to earth to one to three percent per year. Once this happens, mortgage interest rates will start to track down again, but we don't know when that will be and, to make things even more difficult, there's a lag between interest rates going up and their impact on the economy becoming apparent.

Despite the recent higher than expected inflation figure, it's entirely possible that the Reserve Bank has already done enough to bring inflation down, but we won't see the impact of recent OCR increases



for some months. Because of this, the Reserve Bank is stuck between a rock and a hard place. The Reserve Bank doesn't want to give inflation any breathing room; nor will they want to overshoot by driving interest rates too high and end up driving the country into a deep recession

The reality is that house prices, on average, have fallen by about 7% across the country since August last year - and that the rate at which they're dropping has been getting smaller each month, despite the steady increase in interest rates.

It's a scary time for homeowners right now, but it won't last forever. One thing we can all be certain: at some stage in the next couple of years, we'll all be complaining about rising house prices again.

Investors are capitalizing and being drawn back to the Auckland market due to the opportunities starting to appear. There have been several developers selling up, and having to adapt expectations around pricing. Investors are not wanting to invest in shares or cryptocurrency given the current volatility of the stock market and are looking for a safer option for their money. The rental market is a good option to embrace until "The Housing Crises" passes where they are still seeing reasonably good returns. Investors are also factoring in the 10-year bright line test, and are looking at rental properties as a longer-term investment.

What we tend to see over the Christmas period is the housing market starts to flatten out, creating a perfect environment for investors to purchase a property under market value and creating a positive yield. If you've looking for help with property management, an appraisal or just wanting to speak with other investors feel free to contact Mike James 021413660 mike.james@therentshop.co.nz.

LED lighting - time to make the switch

When it comes to lighting your home efficiently, LED downlights have set a new benchmark. Not only are they stylish and safe, they can also save you a lot of money on power bills.

Choose a style to suit you. Lighting requirements for the rooms in our houses vary, depending on what the room is used for. The colour of the light is also important and it can make a huge difference to dining, reading and other activities. LEDs can also be controlled or programmed to suit your lifestyle. LED lighting solutions can come with wireless, daylight, occupancy, and dimming sensors, depending on



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personal preferences.

Put safety first. Halogen downlights run at temperatures over 300°C and the excess heat generated means that you often need gaps in your insulation to ensure there's no risk of fire. The below photo is an example we recently came across in a roof space we were working in. Without appropriate gaps around the bulb, the insulation had begun to burn, and over time, could have resulted in a house fire. Generally, less than 20% of an LED's output is heat, which means that the risk of a house fire is much lower when running LED lights.

Save your hard-earned money. LED downlights can reduce your lighting energy output by up to 86%. While a standard incandescent bulb may only cost a couple of dollars, it only has a lifespan of about 1000 hours. In contrast, most LEDs should last at least 15,000 hours - More than 13 years if used every day for three hours. Watts measure power consumption - While incandescent bulbs can produce the same amount of light as an LED, they also use 5-6 times the wattage...and Higher Wattage = More Money on Power. Despite the higher upfront cost of LEDs, you can expect to save money in the long run through reductions in your power bill.

If you've looking to discuss your lighting requirements, or think it's time to make the Switch to LED, give the team at Blackout Electric a call on or email us info@blackoutelectric.co.nz.

Creating the ultimate outdoor space

When it comes to designing your dream home the outdoor space can often get overlooked, that's why many of our Signature Homes plans include outdoor living that can be adapted and maximised to suit your lifestyle. By turning the space into an outdoor room, your house has a larger footprint and you have the potential to increase the value of your home, not to mention the fun there is to be had by the whole family.



The concept of outdoor cooking has come a long way from a few snags on the barbie as fully outdoor pizza ovens and fully appointed kitchens become very popular. But you need not break the bank to create the dream outdoor space for your family.

Here are some smart tips from the team at Signature Homes to help you get started:

Create zones - Be deliberate in your layout, how will you use the space? Will be you be eating meals as a family, chilling out with friends, entertaining children. Define your space then add privacy with screens, trellis, or even planter boxes. A pergola creates a great focal point which can be softened using climbing plants.

Make it functional - How will you reach the space from your house? It needs to be easily accessible with a trayful of food and drinks. What is the orientation of the sun? Is there already shelter in place? Outdoor furniture is one of the biggest investments, make sure it fits the area well without being too cluttered.

Cover it up - NZ weather can be fickle so try and plan for all weather conditions. A shade sail is a great temporary option, otherwise, clear roofing is cost-effective, easy to install, and, most importantly, will give you cover without blocking out the sun. You could consider extending your roofline across the deck if you are building, this will create a seamless flow and bifold doors will make the space an extension of your indoor living.

Keep it cosy - Electric radiant and gas bottle heaters are a cost-effective way to keep warm year-round. If you have space an outdoor fire, brazier, or fire pit will keep you toasty when the sun dips plus it will add a great focal point. Clear slides might be a good option to shelter you from any prevailing winds. Don't forget to have cosy blankets on hand.

Shine the light - Add ambiance with outdoor lighting, there are many options to choose from depending on the atmosphere you want to create. Festoon lights are right on trend and will add a different dimension to your space once the sun goes down.

Plants, plants, plants - The most cost-effective way to add life to your outdoor space is with greenery. Choose plants that suit your climate in various sizes to create atmosphere, shelter, and privacy.

If you've been thinking about building but are unsure where to start a New Home Consultation could be ideal for you. Contact Signature Homes West & North-West Auckland on 0800 020 600 to start your new home journey today.

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Maddren Homes

When Kiri Bevan answered her phone late one afternoon she had no idea the call would eventually lead to her family building a new home.

Kiri's parents Marty and Glenys had taken her nephews on a short hike and Glenys had slipped and hurt her leg. With a storm coming in and no signal on their phones, Marty sent Kiri's nephews off to call for help. In the end a helicopter was sent to airlift Glenys out.

Glenys had shattered several bones in her ankle. As Marty was still working, she stayed with Kiri's family while she recuperated. For Kiri and her husband Andy, this was a glimpse into the future and they considered renovating their home to make room for her parents on a more permanent basis. Then a friend offered them a section to buy in Millwater with the idea they could build a new home to suit them all.

They didn't want a traditional granny flat. They wanted a home that provided connection and privacy for everyone, that made good use of space and that could be resold as an integrated home. They shopped around a few different building companies, but it was Maddren who came up with a clever plan for making what they wanted work.

A few years and lots of decisions later, The Bevans now have a spacious, multigenerational home that works for the entire family with a flexible layout making it future-proof. The living pavilion, with kitchen, dining and living spaces is a great, central place for everyone to share and congregate with views of the pool. Upstairs is a private sanctuary for the nuclear family and the grandparents live downstairs, at the rear of the home.



The grandparents' quarters are accessed via the hall or a door that cleverly connects the two kitchens. They are quite independent, with a bedroom, bathroom, lounge, kitchen and plenty of storage. Their ensuite is accessible from the lounge, which is handy for guests. They also have a separate entrance, plenty of gardens and their own deck that connects with the main outdoor area.

All three generations have been thrilled with not only the flexibility and functional flow, but also the quality of the build and the great balance between luxury and practical living.

Maddren are passionate about providing their clients with a true design and build service, and creating this unique home to fit the extended Bevan family like a glove is what Maddren does best. Please see below for contact details.

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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	840,000	111M2	73M2	775,000		1,450,000	615M2	215M2	1,435,000
	1,495,000	291M2	177M2	1,285,000		1,250,000	400M2	188M2	1,200,000
	1,575,000	305M2	235M2	1,650,000	MASSEY	870,000	152M2	980M2	736,000
	1,145,000	202M2	141M2	1,250,000		1,050,000	572M2	110M2	811,017
	1,800,000	347M2	296M2	1,836,000		1,050,000	726M2	149M2	983,000
	1,270,000	176M2	167M2	1,290,500		1,275,000	531M2	124M2	958,000
	1,440,000	645M2	220M2	1,500,000		1,075,000	734M2	110M2	890,000
	1,200,000	200M2	163M2	1,250,000		1,125,000	475M2	164M2	1,150,000
	1,785,000	349M2	281M2	1,805,000		900,000	143M2	125M2	942,000
	1,650,000	683M2	300M2	1,445,000		1,200,000	645M2	240M2	1,230,000
	1,210,000	144M2	177M2	1,150,000		450,000	208M2	108M2	995,000
	1,160,000	168M2	195M2	1,250,000		1,550,000	932M2	265M2	1,566,000
	1,445,000	320M2	204M2	1,433,000		800,000	141M2	74M2	815,000
	2,080,000	500M2	301M2	2,080,000		390,000	128M2	93M2	890,000
	1,550,000	360M2	258M2	1,715,000		950,000	276M2	140M2	910,000
	830,000	61M2	118M2	945,000		900,000	652M2	160M2	950,000
	1,210,000	212M2	176M2	1,230,000		1,325,000	463M2	210M2	1,299,000
	720,000	121M2	59M2	650,000		1,050,000	540M2	176M2	1,160,000
	1,040,000	199M2	144M2	1,038,500		390,000	132M2	138M2	931,000
	1,390,000	261M	151M2	1,300,000		800,000	300M2	65M2	790,000
	1,900,000	337M2	287M2	1,700,000		1,175,000	463M2	162M2	1,168,000
	1,200,000	190M2	152M2	1,180,000		1,600,000	827M2	120M2	960,000
HUAPAI	1,350,000	664M2	192MN2	1,337,500		890,000	100M2	117M2	907,500
	1,025,000	1013M2	154M2	1,255,000		1,200,000	1186M3	180M2	1,100,000
	1,250,000	414M2	199M2	1,306,000	RIVERHEAD	1,555,000	1626M2	159M2	1,590,000
KUMEU	1,250,000	502M2	181M2	1,299,000		1,580,000	1555M2	165M2	1,750,000
	910,000	224M2	91M2	880,000	SWANSON	1,225,000	1075M2	190M2	1,250,000
	1,250,000	600M2	175M2	1,375,000		960,000	1012M2	140M2	1,050,000
	1,575,000	601M2	227M2	1,658,000		1,100,000	514M2	163M2	1,050,000
	1,975,000	1500M2	279M2	2,075,000		1,140,000	361M2	181M2	1,190,000
	1,200,000	414M2	165M2	1,230,000	TAUPAKI	1,875,000	2.54HA	206M2	1,905,776

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.

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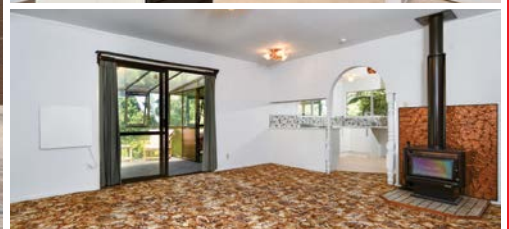
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09 412 9602

graham.mcintyre@mikepero.com



EXTENDED FAMILY OR BLENDED FAMILY - ROYAL HEIGHTS 5 2 2

By Negotiation

3 Bangla Place, Massey
By Negotiation

If you're expecting to house all of the family plus some, you'll need a big home with multiple living and outdoor spaces, you'll also need some clever parking options and a fully fenced yard for the cutties and the critters. Well you've found just that. A near new, multi-level home that delivers more than you thought possible in its price category. Tucked away, off-street parking for four cars (tandem) and double garage, moving up to an expansive lounge-dining-kitchen with direct access to sunny and expansive entertainment decking and fully fenced yard, peppered with mature trees for shade and ambience. Two bedrooms and bathroom and guest w/c on this level and up-stairs three more generous bedrooms, separate lounge and bathroom. Delivering the perfect environment for a mixed, blended or growing family.

www.mikepero.com/RX3269528



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



RURAL ASPECT CLOSE TO WAITAKERE PRIMARY SCHOOL 3 2 1

By Negotiation

5 Northfield Road, Waitakere
By Negotiation

A 1950's three bedroom home in a quiet hamlet, overlooking farmland and yet close to Waitakere Primary School, services and park. Set on 850 square meters, this is a unique home that can host the full joys of family and friends in an environment that extends to alfresco living, outdoor pursuits and garaging tinkerers, all in the confines of this fully fenced property. Lovingly presented to reflect its pedigree and offering a neutral canvas for you to fully express your individuality. Available immediately for you to claim and move on in. Close to transport links, convenience shopping, Waitakere Primary School, and a short drive to Swanson Rail Station, Bethells Beach and Westgate Shopping hub. Motivated Vendor welcomes your interest today - You won't be disappointed.

www.mikepero.com/RX3526152



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



STUNNING 1970 'S PERIOD HOME ON 680SQM (APPROX) 4 2 2

By Negotiation

7 Zita Maria Drive, Massey
By Negotiation

Seldom found, this represents "fantastic character living", a big and bold four bedroom home offering elevated living with easy access to everything you love. If you've been seeking the right house to stamp your mark with family or if you're a buyer wanting space to live, develop, add value and tinker, this is "the one". An absolute 1970's treat with three bedrooms downstairs with bathroom and laundry and an oasis upstairs with master suite and bathroom. Lots of room and great light. Open plan dining and lounge opening out to decking and patio area, while a bar-b-que area, double garage offers options to entertain and tinker. Set on a private 680 (approx) square meter section, peppered with trees, and close to schooling, convenience shopping, Transport links, Westgate and Costco Megastore.

www.mikepero.com/RX3490965



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



BUSINESS - TOWN CENTRE ZONE - HUAPAI 3 1 1

By Negotiation

8 Oaha 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



NORTH FACING ALFRESCO - HUAPAI BY THE PARK 4 1 2

By Negotiation

12B Dida Park Drive, Huapai
By Negotiation

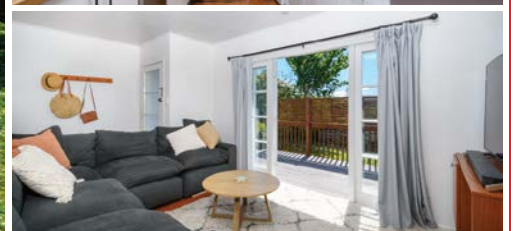
A near new Universal home, set within a quiet suburb and enjoying a stunning north facing aspect overlooking the park. Set over two levels this 153sq meter (approx.) townhouse delivers generous space and outstanding sunshine. Downstairs has a fully carpeted multi-use double garage, storage, guest w/c and wide open plan kitchen, dining and lounge leading out to open/close pergola patio and access to park. Upstairs connects four bedrooms off a central corridor bathroom and ensuite and walk in off the master. Master and guest room/ office also enjoy park views. Set in an established suburb within Huapai Triangle the home has close access to Huapai Primary School, Access Road Film Studios, convenience shopping, restaurants, bars and transport links.

www.mikepero.com/RX3505936



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



STAND ALONE ON 450SQM, STUNNINGLY GOOD 3 1 1

By Negotiation

17 Chorley Avenue, Massey
By Negotiation

An absolute treat is on offer here on Chorley Avenue, this homely bungalow offering the best of suburban living with private and quiet section, yet close to schools, amenities and transport links. Make the most of this great real estate, priced well and positioned well with Northerly aspect, framed in lawn and peppered by fruit trees. Three bedrooms, one bathroom, separate laundry, with open plan lounge-dining opening out through french doors to north-east decking and patio area. Good parking as you enter section. A master-class in homeliness awaits you, and we invite all \$800,000 plus buyers to view the property today. Close to Henderson shops, schools, convenience shopping just up the street with transport links.

www.mikepero.com/RX3493287



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



HIGH END BUILD - LOADS OF EXTRAS - CORNER SITE 4 2 2

By Negotiation

17 Moemoea Avenue, Huapai
By Negotiation

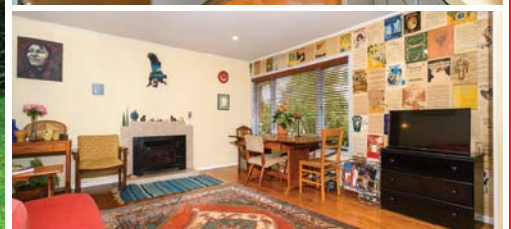
Near new, and built to a high standard with excellent attention to detail, high 2.7m internal roof height throughout and a significant list of upgrades that will delight and inspire you to secure this sun filled home. This seldom listed corner site delivers fewer neighbours, more sunshine and open aspect, so you feel you have space and an ambience that is hard to match. A beautifully presented four room brick and weatherboard blend with robust coloured steel roofing, while the layout provides excellent separation between the master bedroom and the family rooms. Two bathrooms and a guest w/c while the entertainers kitchen integrates seamlessly with lounge, dining area and alfresco decking and yard. A short drive to Huapai Primary School, convenience shopping, bars, restaurants and public transport.

www.mikepero.com/RX3399606



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



1200SQM BIG SITE MEETS HUGE PROSPECTS IN MHU 3 1 1

By Negotiation

27 Strid Road, Te Atatu South
By Negotiation

Developers delight or for a buyer wanting a home and small land-banking for the future. Certainly delivering more than may meet the eye from the road, this Garden of Eden, tucked away from the hustle and bustle of Te Atatu South and a short drive from Henderson offers some significant potential today and into the future with options to add value to this beautifully original bungalow and plan the future. Three bedrooms, smaller bathroom with separate w/c and combined kitchen/ dining and separate lounge, a traditional bungalow layout, with independent garage. Set within 1200sqm (more or less) of flat land and shoulders Rangeview Intermediate school. A hop-skip and a jump from transport, motorway links, parks and café options and in the Mixed Housing Urban Zone offering options.

www.mikepero.com/RX3382040



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



BIG, BRICK, FAMILY HOME - HENDERSON

4 2 2

By Negotiation

27A Swanson Road, Henderson By Negotiation

Set off a quiet and private drive, resides a well presented two level 4 bedroom, brick home set on over 500sqm. The property enjoys generous garaging and off-drive parking with flat lawn and peppered established trees. Spread over two levels with three bedrooms upstairs, one down stairs with two bathrooms and additional guest w/c. Offering open kitchen and dining with separate lounge and options for a second lounge/ office/ study or day room. Alfresco to decking attracting great sunshine. Certainly a home that is convenient to transport links, a short walk to Henderson, Waitakere Hospital and Waitakere College.

www.mikepero.com/RX3470179



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



ELEVATED LIFESTYLE LAND, VIEWS ARE PLENTIFUL

By Negotiation

Lot 1 / 30 Mahana Road, Waimauku By Negotiation

Good land is hard to find and this land is picture perfect, offering a significant building platform, with extensive views and excellent soil composition. Set on Mahana Road, the land has services at the gate and provides a canvas that is fenced and has pockets of planting for privacy. If you are ready to build, this land is ready to go, with clean title and great access. We invite all land buyers to view this outstanding land offer in the heart of Waimauku. A short drive to beach, convenience shops, school and transport links. Make this decision the start of something truly amazing.

www.mikepero.com/RX3492154



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



ALFRESCO LIVING - SOLID AND SECURE BUNGALOW 3 1 1

By Negotiation

58 Glenberrie Crescent, Massey
By Negotiation

Outdoor living and alfresco, this is a home that offers the best of relaxed living. A classic and contemporary 1970's bungalow, fully renovated with good bones and excellent pedigree. A simple and traditional three bedroom layout, separate bathroom, laundry and w/c. The kitchen opens to the dining / lounge and also through to extensive decking within a private enclave with covered pergola on one end and open sunshine on the other end. Single garage, storage and workshop downstairs. Set on 300 square meters (more or less). A short drive to Royal Road Primary, access to the motorway, a short distance from Westgate, North West Shopping Centre and Costco.

www.mikepero.com/RX3489892



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



BRICK AND TILE ON 817SQM - DON BUCK ROAD

3 2 1

By Negotiation

417 Don Buck Road, Massey
By Negotiation

Set in Terrace Housing and Apartment Buildings Zone this is a fantastic land banking option offering brick and tile low maintenance construction and easy access to services in the future. Offering three bedrooms plus office and extensive upstairs downstairs living and storage options including workshop and internal access garage. You can enjoy the property as a solid and well constructed home with the zoning potential for future investment making this property a very attractive buy for today with an eye to the future. Close to Massey shops, Westgate shopping precinct, motorway access, Massey Primary and Secondary Schools. Let nothing hold you back. Finance options available through Mike Pero Mortgages today.

www.mikepero.com/RX3197524



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

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