



Property-

HUB.NZ

Tenth Edition - February 2023

Property market report

On 22 March 2021, Grant Robertson, Labour's finance minister announced his plan to cool New Zealand's property market. It was a two tiered approach, change the lending and tax rules and then pressure the Reserve Bank to change the deposit and debt and income to loan ratios. Almost two years on we can safely say he has been hugely successful in creating one of the biggest market declines since the



Global Financial Crisis with many saying the worst in New Zealand's history. The first step was a tax change implemented through Inland Revenue Department. The second part was new legislation called CCCFA (the responsible lending act) that made directors of lending organisations personally liable for their lending portfolio and responsible to the lending profile of their clients. The third tier was to massage the NZ reserve bank to increase the deposit requirements, the debt profile to loan approval and the debt to income profile of the lenders answerable to the Reserve Bank of New Zealand.

In short the current property market has been manufactured and manipulated by the Labour government like nothing that we have seen in the history of New Zealand politics. Seemingly a more dictatorial approach to curb investment in New Zealand Real Estate with considerable spin and finger pointing.

CoreLogic's House Price Index (HPI) shows property values in New Zealand fell 0.2% in December showing values down 5 % nationally over the calendar year

REINZ HPI was down 13.7% in the year to November, and is similar for the calendar year end.

In comparison the NZX was down 12% in 2022 trading, so overall a year that was disappointing all round.

Let's look at sales over the last month:

Helensville	\$850,000 to \$1,750,000
Herald Island	\$1,140,000 to \$1,845,000
Hobsonville	\$520,000 to \$1,750,000

Huapai	\$1,053,000 to \$1,295,000
Kumeu	\$1,031,000 to \$1,600,500
Massey	\$740,000 to \$1,160,000
Muriwai	\$1,300,000
Parakai	\$390,000 to \$780,000
Riverhead	\$1,200,000 to \$6,500,000
Swanson	\$800,000 to \$1,160,000
Taupaki	\$1,905,776
Waimauku	\$765,000 to \$1,940,000
Waitakere	\$1,855,000
West Harbour	\$960,000 to \$1,600,000
Westgate	\$1,290,000 to \$1,500,000
Whenuapai	\$1,250,000

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.



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

Property

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

Could the cheapest mortgage rate end up costing you the most?

It can be tempting to pick the lowest mortgage rate on offer – regardless of the length of time the rate is locked in for. For the last few years the lowest rate has generally been the one-year rate. However, by the time you're reading this magazine, there is a good chance some or all of the banks may have lowered their five-year rates below their one-year rate. The five-year rate may well be the cheapest on offer. So, should you go for it?



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There are borrowers who will. However, there is a strong chance that rates will go down before the 5 year term is up, resulting in a lot of borrowers who locked in this rate wanting to break it to get the cheaper rates – only to find there are heavy break costs to do so. These borrowers may even end up paying more interest over those five years, than if they had gone for a higher but shorter term rate to start with.

For certain customers it could be the right move. If you really need certainty of payments for five years – or if you really need the lowest rate right now for cash-flow (and have already explored options such as pushing out your term, or looking at interest only). For others I'd advise thinking very carefully before committing to a five year term. Whilst I can't give you advice without knowing your situation – I can say I'm very unlikely to lock in any of my own lending for five years.

Before you lock in a rate you should always consider

- What are your goals?
- What might happen over the next few years, might you need to break the rate or repay the loan early?
- Are you with the best bank/lender for you?
- Have you got the right mix of loan products?

If you'd like help with your next fixed rate decision, 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.

More is not always better

When you purchase a property, you are expected to pay a deposit of 10% to the real estate agent (sometimes you can negotiate this down to 5%). The deposit is to secure the property and demonstrate your commitment to completing the purchase. However, if you don't complete, you risk losing your deposit.

When you obtain finance, banks have what's called a Loan-to-Value Ratio (LVR). Currently the LVR is 80% for an owner-occupied property. That means the Bank will lend you 80% of the purchase price, and you need to pay a deposit of 20%.

Recently we helped Paul and Sarah with the purchase of their first home. They had worked hard and managed to save a large deposit. Paul and Sarah eagerly made an offer to purchase their new home, recording on the Sale and Purchase Agreement a deposit of 40%. They consulted with us after the offer had been accepted, so it was too late for us to change the agreement. The risk to Paul and Sarah



Debra Barron
Principal, Clearstone Legal

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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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1/547 Te Atatu Road, Te Atatu Peninsula
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was that if the contract was cancelled for some reason, the vendor was only entitled to retain 10% of deposit, but to get the remaining 30% could be difficult. To protect their deposit, we registered a caveat on the property's title until settlement had been completed.

We know some of this stuff is a bit confusing and the way we talk about the deposit means something different depending on the context. We do this every day, and we understand that you don't - let us help from the start.

Our friendly team are always happy to check over any contract before you sign on the dotted line. You can reach us on 09 972 5102 or check out our website at www.cslegal.co.nz.

Gain longer occupancy from your tenants

Great tenants are invaluable and an asset and its beneficial to retain them for as long as possible, so we have prepared some beneficial tips to ensure a happy, secure and stress-free long-term tenancy:



Keep up to date with Maintenance - Maintaining

your investment and keeping on top of repairs will help you protect the property's capital value and allow you to attract and retain quality tenants. Delaying repairs and maintenance to save money is a false economy as you're only likely to attract unsatisfactory tenants, have longer vacancy times between tenants, and receive lower than market rent. Most maintenance jobs can be organised quickly and putting the time in now can save an 'odd job' from becoming a big job later. Our experienced team of Property Managers can organise this for you. Our landlords and tenants benefit from the excellent network of suppliers we have. These are long term trusted relationships with quality tradespeople and due to the volume of work we allocate them, we can negotiate competitive pricing and often our jobs are given priority.

Setting the correct rent for your property - Setting your rental price is one of the most critical decisions you will make as an owner of an investment property. Your property manager is the best person to assist you with setting the best rental price for your property by carrying out a comprehensive rental appraisal. Considering rents can only be increased once a year, it is important to get it right the first time. There are a few factors that must be considered when setting your rental price. You must consider the condition of the property, market conditions, its features and location. If you set the rent too high, you are less likely to generate much interest, or a volume

line of enquiry and it may also attract desperate tenants which can develop into a problematic tenancy. Similarly, if you set the rent too low you may attract a lower quality tenant. A great tenant will pay rent on time, keep your property in good order, and stay for longer.

Consider allowing pets in your rental property - Keeping an open mind about what sort of tenants you are looking for may well help you rent your property more quickly. Tenants with pets often have more trouble finding suitable rental properties and when they do secure a suitable property, they often stay longer giving a landlord more security of tenure. Keep in mind more and more quality tenants these days are looking for a 'pet-friendly' rental property. If a pet is negotiated in a tenancy, we can obtain a pet clause such as commercial cleaning of carpets and flea treatment.

How The Rent Shop can assist you - When you invest in property you take on a lot of responsibility and sometimes it may feel overwhelming, particularly with all the new legislation that has come into effect over the last few years. Our property managers are experts who can help take the stress out of managing your property. We are redefining the standards that you expect from your property manager. We are here to help: mike.james@therentshop.co.nz.

Getting out of an 'off the plan' agreement

It is common for the developer in a property agreement to get the code compliance certificate and having the title issue by a certain date. Sometimes the satisfaction date for those conditions can be 1 or 2 years. If so, a purchaser should include a sunset clause in the contract allowing them to cancel the contract if the developer has not satisfied its conditions by a certain time. Getting out of the agreement may be important if the value of the property is less than the price you have contracted to pay.

the
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Managing Director

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Section 225 of the Resource Management Act also gives a purchaser another way out of the agreement even if there is no sunset clause in the agreement. It allows the purchaser to either:

- get out of the contract within the first two weeks of signing; or
- cancel the agreement if the developer has not made reasonable progress in getting a title for the property within two years after the date of granting of the resource consent or 1 year after the date of the agreement, whichever is later.

In the property climate we currently find ourselves, both sunset clauses and section 225 are conditions that both developers and purchasers must not overlook. For more information on this or any other legal issues you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Buying a tenanted residential property

Buying a residential property that is currently tenanted is slightly more complicated than buying property from someone who is living there and will move out on settlement day

If you wish to live in the property you will need to ensure that the sale and purchase agreement provides for vacant possession. The words "vacant possession" must be inserted in the tenancies box on the front page of the Agreement for Sale and Purchase. This is particularly important if you are using a KiwiSaver withdrawal or Kainga Ora First



Home Grant to assist with your purchase.

Fixed term tenancies cannot be terminated before the end of the fixed term, unless the tenant agrees.

If you want to keep the existing tenants your lawyer will ensure that the appropriate paperwork is completed prior to settling. You should not assume that the rental currently meets all the legal requirements for a rental, such as the Healthy Homes Standards and do your own due diligence to make sure the property meets your legal obligations as a landlord.

By Jennifer Edwards - Smith and Partners, 293 Lincoln Road, Henderson phone 09 836 0939 or email: partners@smithpartners.co.nz.

Blackout Electric

Established in August 2020, Blackout Electric is a local family owned and operated business, run by Sebastian Weaver, a registered Electrician with over 16 years' experience in the industry.

After completing his apprenticeship and spending a number of years working for various companies, learning the ins and outs of the industry, Seb decided it was time to go out on his own and build his own business from the ground up - since then, he hasn't looked back.

After being in business only a few months, Blackout Electric had generated enough business to bring on an apprentice, and approached Kaipara College and their Gateway Programme. This is where we found Branden, who is currently enrolled in his first year of an Electrical Apprenticeship. Seb is incredibly passionate about passing on his knowledge to others who want to be in the trade, and really enjoys seeing them succeed and become successful electricians themselves. Branden has been a fantastic addition to the Blackout Electric family and continues to develop his skills under the ongoing guidance of Seb.

In December 2020, Seb's wife Toni joined the team in a full time capacity running the Office and Administration side of the business.

Since starting Blackout Electric, we have experienced a huge amount of loyalty from local customers and businesses alike. Customers who not only continue to use our service, but refer and recommend us to their own family and friends. This is a testament to the service we provide, and the reason we continue to grow as a business. Blackout Electric are striving to be the number one choice for local electrical services. We hope that as time goes on, when people think of electricians they will think of Blackout Electric.



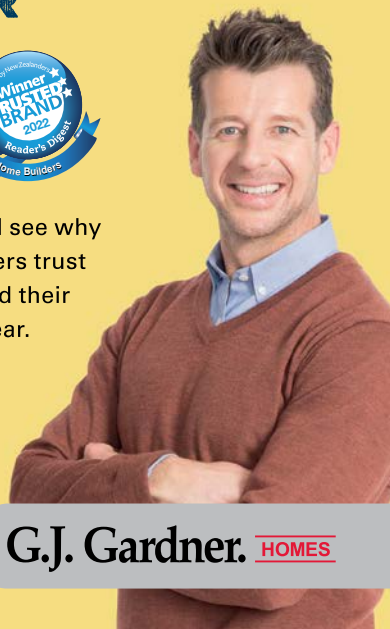
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We specialise in all forms of residential and commercial electrical work. Including new builds and renovations, alarm systems, CCTV and AV, and general maintenance - From something as simple as a new power point, to an entire house rewire, Blackout Electric is happy to help.

Seb is highly experienced in delivering cost-effective, high quality workmanship - offering solutions, not problems. At Blackout Electric, we pride ourselves on exceeding client's expectations. We build a relationship with our customers that begins on the first day of contact, and only ends once they're fully satisfied with our work.

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

Laser Plumbing and Roofing Whenuapai

Your local plumbing, roofing & drainage specialists based in Whenuapai.

Happy New Year. It's hard to believe another year is done and dusted. Welcome to 2023.

The New Year is a great time to start fresh and sort any of those pesky plumbing issues that you may have been putting off. Give us a call and we can help you out.

Maintenance Plumbing - for all your plumbing requirements, from basic tap washers, leaking pipes, the dreaded blocked toilets, or gas work, our maintenance plumbers are here to help - 24 hours a day.

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Roofing - We find and fix roof leaks. We also offer all roofing services...from repairs and gutter cleans right through to full re-roofs.

Laser Whenuapai has been trading since 1985 - so choosing us means choosing a solid, reliable, and experienced company that you can depend on. Not only can we offer you total solutions for all your plumbing, drainage, or roofing needs, we stand by all our jobs by offering warranties...and always use quality New Zealand made products.

Get in touch with us today 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, Whenuapai.

Introducing Signature Homes Huapai Showhome

Searching for new home inspiration? Why not visit Signature Homes latest Huapai Showhome to experience the difference.

This dual pavilion home provides 199sqm of effortlessly light, bright, and beautifully sun-soaked living spaces.



Enjoy three thoughtfully placed bedrooms, separate media room, a spacious open-plan kitchen, dining, and living room that flows out onto a stunning louvered pergola and deck area - perfect for entertaining with friends and family.

Designed to reflect a welcoming coastal-inspired abode, the Huapai design perfectly celebrates nature and a connection with the outdoors. Featuring a minimal tonal colour palette of crisp white, paired with stunning wooden accents to further accentuate the modern coastal look.

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NZ Biosecurity Services

Summer is one of the best times to finally get on top of gorse. With the hot, dry weather the gorse is stressed and requires a lot less effort to control. Gorse is one of those pesky weeds that requires agrichemicals to fully control, and this weed is so tenacious that you can spray it, and miss one small tip of a branch and the plant will continue to grow. If you undertake gorse control in the height of summer, the agrichemicals that you use are absorbed faster, and you can use the lowest concentration of agrichemical to kill the weed effectively. There are a number of thoughts out there about the best way to control gorse and by far cutting the mature plants down and applying a smaller amount of weed killer to stumps is the most effective method. Not only do you get instant changes by having the gorse cut, you use the least amount of chemical possible and any re-growth can easily be controlled before it gets too big. The folks at NZ Biosecurity Services have teams that can turn a gorse forest into native forest - send us an email and we can provide a no-obligation free quote on administration@biosecurity.net.nz.



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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 \$
HERALD ISLAND	1,645,000	1087M2	121M2	1,845,000		1,050,000	185M2	149M2	1,031,000
	1,115,000	840M2	120M2	1,140,000	MASSEY	1,075,000	956M2	85M2	800,000
HOBSONVILLE	1,225,000	201M2	160M2	1,150,000		890,000	499M2	80M2	804,500
	900,000	130M2	120M2	850,000		920,000	241M2	93M2	982,000
	1,825,000	374M2	255M2	1,650,000		1,600,000	430M2	290M2	1,500,000
	1,915,000	325M2	333M2	1,750,000		1,225,000	644M2	180M2	935,000
	870,000	113M2	90M2	845,875		960,000	491M2	82M2	879,000
	1,075,000	181M2	156M2	987,500		1,300,000	872M2	90M2	910,000
	1,720,000	809M2	130M2	1,525,000		1,050,000	408M2	230M2	600,000
	1,080,000	159M2	121M2	968,000		920,000	437M2	86M2	862,000
	925,000	112M2	888M2	845,000		1,200,000	1249M2	95M2	805,000
	1,495,000	617M2	234M2	1,406,000		1,050,000	410M2	155M2	790,000
	1,050,000	151M2	127M2	1,100,000		1,225,000	499M2	159M2	980,000
	800,000	92M2	80M2	765,000		840,000	217M2	79M2	805,000
	1,210,000	219M2	173M2	1,165,000		800,000	157M2	77M2	780,000
	1,125,000	170M2	173M2	1,230,000		1,150,000	335M2	138M2	900,000
	1,105,000	169M2	140M2	1,130,000		880,000	225M2	89M2	900,000
	1,840,000	300M2	275M2	1,710,000		1,150,000	559M2	129M2	1,160,000
	1,475,000	300M2	232M2	1,650,000		1,050,000	350M2	167M2	890,000
	970,000	115M2	111M2	915,000		900,000	189M2	93M2	1,020,650
	1,420,000	298M2	208M2	1,320,000		890,000	221M2	92M2	900,000
	1,440,000	182M2	220M2	1,200,000		960,000	450M2	135M2	895,000
HUAPAI	1,300,000	630M2	171M2	1,180,000		1,600,000	301M2	285M2	1,385,000
	960,000	171M2	156M2	1,053,000		1,000,000	1230M2	178M2	835,000
	1,450,000	600M2	208M2	1,295,000		1,080,000	690M2	90M2	930,000
KUMEU	760,000	779M2	272M2	1,590,000		950,000	817M2	90M2	925,000
	1,300,000	618M2	195M2	1,384,000	MURIWAI	1,200,000	809M2	80M2	1,300,000
	1,250,000	405M2	194M2	1,170,000	RIVERHEAD	1,850,000	11137M2	161M2	1,887,120
	1,375,000	600M2	205M2	1,558,000		5,100,000	22455M2	467M2	6,500,000
	1,175,000	809M2	117M2	1,195,000		1,400,000	614M2	214M2	1,440,000
	1,750,000	722M2	270M2	1,600,500		1,350,000	1226M2	160M2	1,200,000

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.

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5 Northfield Road, Waitakere
Asking Price \$835,000

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



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

4 2 2

Asking Price \$998,000

7 Zita Maria Drive, Massey
Asking Price \$998,000

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.

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BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Oraha Road, Huapai By Negotiation

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

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NORTH FACING ALFRESCO - HUAPAI BY THE PARK

4 1 2

\$1,020,000

12B Dida Park Drive, Huapai Asking Price \$1,020,000

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 single 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.

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STAND ALONE ON 450SQM, STUNNINGLY GOOD

3 1 1

\$849,000

17 Chorley Avenue, Massey
Asking Price \$849,000

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. Close to Henderson shops, schools, convenience shopping just up the street with transport links.

www.mikepero.com/RX3493287



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HIGH END BUILD - LOADS OF EXTRAS - CORNER SITE

4 2 2

Asking Price \$1,249,000

17 Moemoea Avenue, Huapai
Asking Price \$1,249,000

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.

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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



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ALFRESCO LIVING - SOLID AND SECURE BUNGALOW

3 1 1

Asking Price \$945,000

58 Glenberrie Crescent, Massey Asking Price \$945,000

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



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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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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



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