



# Property-

HUB.NZ

Fourth Edition - July 2022

## Property market report

The CCFA (responsible lending act). The act was widely attacked for needlessly adding expensive paperwork to mortgage advisers, and for blocking credit to solid borrowers who would normally sail though the approvals process.



These outcomes led to a blitz of criticism and the Government agreed to review the new rules less than two months after they were enacted.

The first of two tranches of that review process is well underway and draft proposals have just been given to the lending industry for further feedback.

The proposals include excluding savings and investments from the definition of the 'listed outgoings' of a would-be borrower.

They also propose that when would-be borrowers' likely living expenses are benchmarked against statistical data, then there is no need for lenders to trawl through their bank statements.

This last proposal would remove the notorious cups of latte that got added to a customer's living costs. The rules on this were so onerous, that lenders did not have the leeway to enquire about how this spending might change after a loan was agreed to.

This rule applied even though most borrowers trim their expenses as new obligations fall due, especially mortgage payments for something as important as a home to live in.

The proposed changes would allow a lender to enquire into likely behavioural changes such as these.

Other changes refer to issues like a borrowers' 'reasonable surplus', and any 'obvious' affordability of a loan.

These and other changes are hoped to be enacted in June after the current period of consultation is dealt with.

The second tranche of reform is still being analysed by MBIE officials but is likely to be on the slow train from China.

Another significant failure under the watchful eye of Grant Robinson

and Stuart Nash. Let's look at the sales from last month:

Coatesville	\$2,040,000
Helensville	\$835,000 to \$1,710,000
Hobsonville	\$675,000 to \$2,000,000
Kumeu	\$850,000 to \$3,000,000
Massey	\$662,000 to \$1,555,000
Muriwai	\$1,425,000
Riverhead	\$1,000,000 to \$2,725,000
Swanson	\$760,000 to \$3,700,000
Taupaki	\$2,800,000
Waitakere	\$770,000
Waimauku	\$1,785,000
West Harbour	\$1,105,000 to \$1,900,000
Westgate	\$1,120,000 to \$1,230,000
Whenuapai	\$1,398,000

Give me a call today on 0800 900 700 for more information. After 17 years of making people my priority in real estate, you will benefit from unparalleled experience, care and commitment. It costs no more to use a more experienced customer focused agent that puts you, front and centre. Graham McIntyre phone 027 632 0421 email graham.mcintyre@mikepero.com - Mike Pero Real Estate Ltd Licensed REAA (2008).

## Selling a property when you're splitting up

When everything is a muddle and your feeling broken, please remember you're not alone and you are not the first person to feel what you're feeling. Taking away the emotional waves and the deep centered feelings there is a process that can be helpful and provide clarity. The first aspect to consider is to get your house in order. Copy all your shared documents, contracts, certificates, agreements, bank statements so that both parties have information. Take stock of those around you and the rules and values that you will operate by. Be aware that Friends, Family, and your Pets may seem to act a little differently. What-ever the mood, be present and be mindful and engaged. A hug can solve a host of questions and a request for help

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and assistance is natural and common. In order to maintain control around how people feel and are effected, some simple measures should be considered.

Understand and commit to: a) Individual bank accounts, b) Payments for essential goods and services, c) Agree to historic daily or weekly activities, d) A standard of behaviour and communication

If you set the ground rules early it makes the more challenging aspects, like selling the family home a little easier. Certainly the more you can agree on the better the outcome and the less you will spend with your solicitor. Sometimes things can get confused and mixed up very quickly. If you can't settle disputes, try and work through an independent person that can arbitrate. Failure to arbitrate a solution will come at both a time and a financial cost to both parties as the dispute generally finds its way into the Family Court who can make a decision on the balance of fairness for both parties based on the facts. Over the years I have pulled together a checklist for couples seeking clarity on the things to cover off when splitting up. If you would like this checklist please email [graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com) and for more information within this series on selling a property when you're splitting up, go to <https://graham-mcintyre.mikepero.com/blog/>. Contact Graham McIntyre AREINZ on 0800 900 700 or 027 632 0421. (Licensed REAA 2008)

## Title approval clauses in sale and purchase agreements

A due diligence clause usually maximises your protection as a purchaser because it provides for you withdrawing from an agreement on almost any basis. However, in the absence of a broad due diligence clause there should at least be a solicitor's title approval clause. Without it, you as a purchaser take a risk about things on the title including easements or land covenants. That is, while it is possible to object to a mistake or a defect on a title,

there are situations where the easement or land covenant is not defective but unsuitable for your purposes. The easement or land covenant for instance may involve lengthy restrictions against your freedom to build, fence and landscape the property with materials of your choice. Or, an easement in favour of another person, while not defective, prevents you doing other things on your land such as further building within that easement envelope or carrying on certain activities.

For this reason, it is sometimes helpful to include your lawyer before you sign a purchase agreement for a property. This is especially so if you want to make an offer with a minimum of conditions in order to facilitate getting to agreement. For more information on this or any other legal issues you can contact Kemp Barristers & Solicitors at [info@kempsolicitors.co.nz](mailto:info@kempsolicitors.co.nz) or 09 412 6000.

## Pre-settlement inspections

By ClearStone Legal, Elyse Crowther.

Under the standard ADLS Agreement for sale and purchase a purchaser is entitled to undertake a pre-settlement inspection of the property prior to settlement, this needs to be done at least 2 working days before settlement as anything discovered during the inspection needs to be raised before the settlement date.

The purpose of a pre-settlement inspection is to ensure the property is in the same condition it was in at the time you signed the agreement and all the chattels listed in the agreement are present and in working order. If there was agreement for the vendor to undertake any works prior to settlement it's an opportunity to confirm those are done too.

When identifying issues a common sense approach works best, for example the oven not working or a smashed window would be considered a valid issue whereas the lawns not being mowed or an untidy kitchen would not be a valid complaint. It is an opportunity to check there is a key supplied for every external door, and look for rubbish (or 'treasures') stored under the house.

When undertaking your pre-settlement inspection remember that unless you specifically added a clause there is nowhere in the standard ADLS agreement that states the property must be clean or cleaned, rather it just needs to be in the same state it was in when you signed the agreement.

If an issue is discovered there are three options available, the vendor may agree to fix the issue, or you can agree a reduction in purchase price and you accept responsibility for the issue yourself, or a retention may be agreed and held in the solicitors trust account



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until the issue is remedied. If the vendor does agree to fix the issue then you have an additional right of inspection prior to settlement to check that it has been done.

ClearStone Legal can assist you with any questions you have about buying or selling property. Telephone 09 973 5102.

## Presentation and Price - The 2 P Method

If you are a little confused by what you are seeing on the rental market, you are not alone. It looks like some people have been blind folded and are taking a stab in the dark or are literally pulling numbers from thin air to choose what price they are listing their properties for. We are also getting



requests from new investment owners trying to achieve more than market value; however, a property is only worth what someone will pay for it, rather than what your mortgage repayments are.

None of these strategies have ever worked, and it feels like the right time to share "the how" and "the why" we prepare a property for market under our care.

I like to call it the 2 P method. Presentation and price. If the property has been presented well, ready for a tenant to move in and the price is on point, (meaning it is current market value) then you should expect to see your property rented quickly and well.

Presenting a property well means you have ensured it is ready to move into and has been fully cleaned from ceiling to floor with everything in between. It is important that the bathrooms are removed of all soap scum and are sparkling. The kitchen should be ready to cook in on the night they arrive so the ovens should have been cleaned and all the cupboards wiped out. Imagine arriving to the property for a viewing and the first thing you see is knee-high grass and gardens overgrown with weeds! All a tenant sees is a lot of hard work and ideally, no tenant wants to spend all weekend maintaining a yard. This is why every property needs to be presented to its absolute best when you are going to market.

When agreeing on the weekly rent, we will present the current market price. We have accessed local data that corroborates the amount we suggest. We have considered the current market as we are seeing on a day-to-day basis, what is happening in the field. Our team are trained and skilled at establishing the market value for you as an owner. There are many things that determine the value of a property, and the number of bedrooms is #1. A garage also

adds value as does extra bathrooms and toilets. Is your property pet friendly? Is it a new build or when was the property last renovated or upgraded with fresh paint and carpets etc? The area your property is in also determines the value. Once we have all the information and are aware of the condition of your property, we can then give you a current market appraisal.

Why are these two things so important? When we market your property, we expect to have found a tenant within the first 7-14 days. We pay for premium advertising to ensure your property is featured first for the first 7 days. To leverage from this, we ensure the marketing photos are showing the property in its very best light. People are searching by what they can afford so if you don't have the correct market value listed, they won't see your listing. We know within the first 48 hours of going live if your property is listed correctly by the level of interest received. The longer the property is listed online the less people will actually view it and that is why we focus on those first 7 days to ensure we have captured the interest of people currently looking to rent.

Having your property income producing as soon as possible is our ultimate goal and by ensuring your presentation and price are 100% will then ensure we are able to tenant the property quickly and well for you. It is also good to understand that today's market where there is a lot of rental stock available, the tenants are applying for multiple properties at the same time and they are price sensitive, so will accept the best value for money property available. It's a very competitive market so another reason why you need to be putting your best foot forward to ensure your property is highly sought after. Feel free to contact us if you have any questions about what you should be doing to prepare your property for market. Mike James 021 413 660 or email [mike.james@therentshop.co.nz](mailto:mike.james@therentshop.co.nz).

## Can your property be developed further?

The unitary plan for Auckland has allowed rezoning to enhance the development opportunity in New Zealand's largest city. Depending on the size of your section, zoning rules may now give you an opportunity to build on your property and in some instances subdivide.



Keith Hay Homes have two, three and four bedroom plans available which can give you the option of achieving a high return income from an otherwise spare piece of land. Adding a minor or secondary dwelling to your section can provide you the ability to house a

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parent, grandparent or family member on your own site.

Whether your goal is to create another income, retire early, house your family or pay off the mortgage quicker, an additional dwelling is a great way to achieve your goals.

For further information on the development potential of your property contact Alex today - 028 415 7562 or alex.lishman@khh.co.nz.

## How much can you really borrow for a home loan?

I've had a few clients call me up recently and say that their bank has said they can borrow up to a certain amount, but they'd like more; is this possible? In every case, when I've looked at the numbers, it turns out that different lenders will do quite different amounts, and often even a client's own bank may lend more if the application is structured differently.



So, how do you work out how much you could really borrow? There are a few key areas that lenders look at:

**Serviceability:** Your ability to make payments on the loan. To figure this out lenders look at all your sources of income, all your regular expenses (and/or budgeted expenses after buying a property), and then figure out what would be left over to repay a home loan. When looking at future loan payments, they also allow for rates being higher than they are now - this is called 'stress testing', and they all do it slightly differently.

**Loan to Value ratio:** How big your loan will be compared to the value

of the property you're purchasing. Depending on your situation, the type of property, and the lender, lenders may be comfortable with your loan totaling anywhere from 50% to 95% of the value of the property you're buying. In other words, you could need a deposit anywhere between 5% and 50% (or equity).

**Debt to Income ratio:** Your total debt divided by your total yearly income. Lots of lenders are only comfortable lending up to six times your income, but there are others (including well known banks) who will go a lot higher.

So, how do you work out how much you could borrow? My advice is to first figure out two things:

- 1) How much of a deposit can you put together
- 2) How much of your income would you be comfortable budgeting towards loan payments?

Once you've got that - get a mortgage expert to work with you on the rest. Have them do the hard work on finding out which lenders best fit your needs and how much they would lend you.

The great thing about mortgage brokers (if I do say so myself), is most of us don't charge any fees for this service (I certainly don't). So if you'd like help in figuring out how much you could borrow, give me a call/email and let's see what we can do. And as always 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](http://www.betterborrowing.co.nz)

## Laser Plumbing and Roofing

Winter is almost officially here... and when it comes to winter, there are certain 'cold weather' preventative measures that will help maintain a healthy home, prevent leaks, avoid excess water loss and excessive bills.

**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.



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We have an experienced team of plumbers, roofers and drainlayers who can help with any of these issues. We offer no obligation quotes, so give us a call today!

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From plumbing through to roofing, drainage, gas, and pumps and drain unblocking, we can offer total solutions.

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](http://www.whenuapai.laserplumbing.co.nz).

## Don't get caught out with a flat battery

Cars have come a long way over the years, and with the growing number of low emission vehicles coming onto the market, you may be looking to upgrade to either an Electric or Hybrid for your next car.

But what's the best way to charge it?

Charging your car with low emissions electricity is easy to do at home or out and about. But while the public charging network is growing all the time, more drivers are opting to charge their vehicles at home.

While a portable 3-pin cable is typically provided with your vehicle when you purchase it, keep in mind it will be slower charging than wall-mounted units and commercial chargers like those found at shopping centres and parking buildings.

The best option for efficient and fast charging of your vehicle is to have a dedicated wall-mounted charging unit installed in your home. There are several factors to take into account when deciding on the best option for your home.

While it's charging your car, your home electric vehicle charger will draw more current than any other appliance in your house, so it's important to have a professional assess your homes current electricity use to work out whether your electricity supply needs to be upgraded.



If you'll be keeping your vehicle in a garage, then an inside wall-mounted charger will usually be the best solution. However, if your vehicle will predominantly be parked outside, there are options to suit carport or driveway installations.

The most important thing is to make sure your charger is installed by a licensed Electrician who is experienced with electric vehicle chargers. When the work is completed, you will receive a copy of the Certificate of Compliance as your guarantee that the work has been done in accordance with all required safety standards.

If you're in the market for a low emission vehicle and want to discuss your charging options, or if you've already purchased one and are looking to have a charger installed in your home, give the team at Blackout Electric a call on 022 500 5856 or email us at [info@blackoutelectric.co.nz](mailto:info@blackoutelectric.co.nz).

## Transform your living room to get top sale dollars

If you aim to achieve top dollar from your home consider the living room and the center piece and the customizable showpiece of your offering to the home buyer. The living room is important as it is a multi-purpose room that is used for entertaining, relaxing and gaming.



Firstly, think about who is going to buy your home. What life stage are they in, and what do they use the space for most of all. For example the family buyer will want separate living options for adults and children. Options for entertainment and gaming options and a central hub for gathering for meals and discussion. A mature buyer which is downsizing will look for easy living, convenience and peaceful areas but separation so that one can watch the cricket and the other the gardening program.

To transform your living area start with a blank canvas. Get everything out, box up and move out all your items that you have hoarded for



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years. It all has to go because you're creating a space for the person that will buy the home. Once everything has gone step back and look at the space, the flow, the aspect with a fresh perspective. Decide what you like about the space and strive to enhance it. Any flaws or defects need to be eliminated or create enough attention elsewhere to draw attention away. Accentuate the positive.

Flooring makes a big difference, it must be clean and cozy. But also consider the ease of cleaning and the ability for this space to handle heavy traffic. Accentuate some of the relaxation areas with soft cushions, bean bags, pillows and rugs. Rugs that are almost the same room size, but for a small framed area will make the room look bigger.

Windows coverings need to accentuate the window and the view, not detract from it. Remove net curtains and make sure drapes are clean and well retracted from the window. Use drape ties to pull the drape away from the window to provide more light and a fuller window. If you have blinds ensure they are retracted to enhance the light into the room. If the curtains are worn, dirty or moldy take them down altogether. They will send the wrong messages to the buyer.

Furniture makes one of the biggest differences to a room. Ensure the furniture reflects the use of the room. Make sure it is smaller to show off the size of the room, and be frugal. The more you put into a living room the smaller the room looks. Dress your furniture with throws, pillows, and a simple ornament.

Paint is quick and cheap and is an easy way to enhance the light and achieve a fresh modern look. It also delivers a fresh smell that lingers in the home. Avoid dark colours and confronting colour choices. The aim is to appeal the broadest cross-section of buyers available.

Lighting in rooms can be an easy fix with a higher wattage and a light shade that will reflect the light down. You may need to consider a side light to enhance the mood or you may choose a skylight or skywindow to create a significant light change in the space. Ensure you obtain a quote before you embark on structural lighting changes.

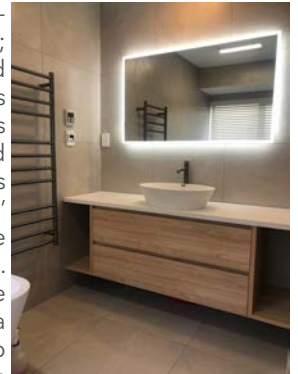
Make the room memorable with artwork, a feature plant, sculpture or talking piece. The use of accent colours in throws, pillows and

rugs and ensure the cushions are plump, oversized and desirable. Allow yourself the luxury of candles and scent sticks to enhance to mood and playfulness of the room and to appeal to the senses.

If in doubt, ask for help. After 17 years in real estate, I can provide a balanced and independent perspective on the best and easiest upgrade options that deliver the very best return on investment. Call me today on 0800 900 700, text me on 027 632 0421 or email [graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com).

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## Moving your business to Xero

Many small businesses start off using bank statements, Microsoft Word templates and Excel spreadsheets for their GST returns, invoices and other general accounting tasks. But not only are these inefficient and time-consuming, they can also lead to mistakes. Moving to an accounting software package like Xero is a game-changer for your accounting functions. We regularly help small businesses to convert, get up to speed and get the most out of Xero software for their business. Converting is a quick and straightforward process and includes system training to get you confident in finding your way around Xero's standard functions. From there we can customise it to your business. This could include any number of software add-ins ranging from quoting and job management to inventory management and CRM. The result is vastly improved efficiencies and accuracy, as well as visibility of your financials so you can monitor your cashflow and profitability in 'real time'. If you are interested in Xero for your business, contact the friendly UHY Haines Norton Kumeu team at 329a Main Road, Kumeu on 09 412 9853 or email [kumeu@uhyhn.co.nz](mailto:kumeu@uhyhn.co.nz).

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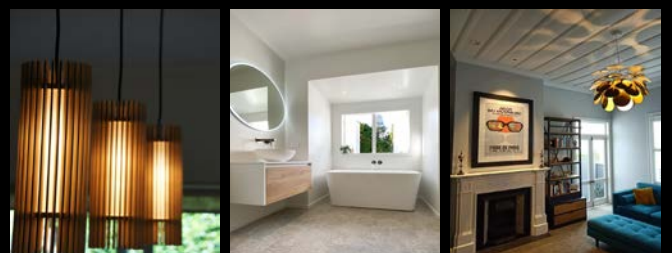
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# Area Property Stats

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 \$
HELENSVILLE	840,000	0M2	125M2	835,000		1,230,000	213M2	184M2	1,345,000
	1,550,000	1HA	240M2	1,720,000		1,575,000	328M2	232M2	1,639,000
	870,000	724M2	180M2	1,050,000		985,000	120M2	96M2	935,000
	1,300,000	1.28HA	152M2	1,710,000		870,000	121M2	84M2	870,000
	810,000	722M2	81M2	935,000		910,000	80M2	145M2	1,020,000
KUMEU	2,000,000	4.05HA	110M2	1,600,000		1,040,000	160M2	134M2	1,160,000
	1,475,000	558M2	225M2	1,650,000		1,975,000	320M2	246M2	1,820,000
	850,000	89M2	89M2	850,000	MURIWAI	910,000	1156M2	146M2	1,425,000
	1,450,000	649M2	214M2	1,430,000	RIVERHEAD	1,455,000	608M2	210m2	1,642,000
	3,175,000	5.29HA	342M2	3,000,000		1,500,000	677M2	212M2	1,676,000
	675,000	502M2		1,440,000		2,750,000	2.69HA	225M2	2,725,000
	1,800,000	9385M2	262M2	2,740,000		1,300,000	560M2	192M2	1,325,000
HOBSONVILLE	1,430,000	316M2	202M2	1,580,000		1,575,000	1041M2	211M2	1,780,000
	1,260,000	220m2	164m2	1,360,000		1,205,000	809M2	160M2	1,365,000
	1,160,000	233M2	120M2	1,181,000		1,825,000	601M2	256M2	2,520,000
	1,375,000	200M2	162M2	1,299,000		1,675,000	800M2	285M2	2,190,000
	720,000	118M2	59M2	675,000		1,000,000	0M2	124M2	1,275,000
	1,230,000	220M2	184M2	1,345,000		990,000	7322M2	102M2	1,000,000
	1,655,000	385M2	251M2	1,700,000	SWANSON	2,650,000	6.3HA	480M2	3,700,000
	1,285,000	490M2	178M2	1,410,000		1,025,000	194M2	183M2	1,100,000
	1,730,000	826M2	310M2	1,890,000		1,450,000	3308M2	70M2	1,149,000
	1,800,000	754M2	185M2	2,000,000		1,000,000	1609M2	106M2	1,100,000
	1,045,000	159M2	119M2	1,095,000		1,075,000	874M2	173M2	1,315,000
	1,525,000	339M2	224M2	1,738,800		760,000	1147M2	70M2	760,000
	1,815,000	830M2	190M2	1,600,000		1,025,000	214M2	181M2	1,125,000
	1,125,000	84M2	172M2	1,075,000		1,350,000	3856M2	210M2	1,650,000
	1,525,000	235M2	186M2	1,640,000	TAUPAKI	2,150,000	9191M2	490M2	2,800,000
	895,000	108M2	101M2	960,000	WAIMAUKU	1,350,000	10.8HA	110M2	1,785,000
	1,005,000	137M2	120M2	1,110,000	WAITAKERE	630,000	0M2	70M2	770,000
	820,000	84M2	85M2	850,000	WHENUAPAI	1,340,000	360M2	238M2	1,398,000
	1,575,000	337M2	260M2	1,770,000					

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

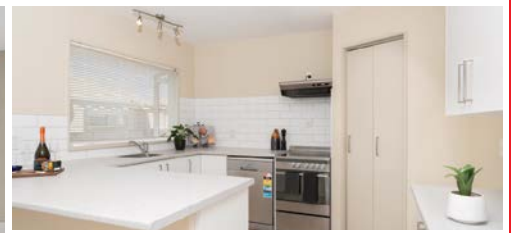
Mike Pero Real Estate Kumeu & Hobsonville also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision. Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked. Graham McIntyre 027 632 0421 \*Available for a limited time. Conditions apply.



Graham McIntyre  
Brand & Territory Owner  
027 632 0421

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## FLAT, SINGLE LEVEL LIVING - AS NEW REFIT

3 1 1

By Negotiation

### 1/2 Wiseley Road, Hobsonville By Negotiation

As new refit with new carpets throughout and freshly painted both inside and out. It's a home that is ready for you to move in straight away with all the hard work done. Seldom do you get the opportunity to buy something so good in this price bracket. A full refit and extensive builders report completed on this three bedroom freestanding home in the heart of Hobsonville. Land area approx 350 square meters (more or less) and 130 square meter home. So much on offer here with a spacious lounge area that leads onto a large open plan kitchen-dining giving you full access to the outdoor deck area. Three generous bedrooms (1 Master and 2 Doubles all with wardrobes) with a family sized bathroom, separate toilet and laundry. A single garage with remote and additional offstreet parking for two cars.

[www.mikepero.com/RX3269521](http://www.mikepero.com/RX3269521)



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## EXTENDED FAMILY OR BLENDED FAMILY - ROYAL HEIGHTS

5 2 2

By Negotiation

### 3 Bangla Place, Massey By Negotiation

If your 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](http://www.mikepero.com/RX3269528)



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## GARAGE AND OUTDOOR LIVING - CUL-DE-SAC STREET

3 1 2

Asking Price \$1,269,000

### 5 Eyton Kay Road, Hobsonville Asking Price \$1,269,000

A spectacular 2018, modern, townhouse, impeccably finished with simple white and grey tones providing the best of lock-up-and leave and easy care, with schools, restaurants and transport around the corner. With an eye for clean lines and simple colour palette, this 168sqm three bedroom attached townhouse offers the very best of modern living with the extras that come with a home that has been invested in, meticulously cared for and made for living. Over three levels the home offers garaging and laundry leading to outside courtyard downstairs, with open plan living/dining, guest w/c on the first level and three generous bedrooms, bathroom and ensuite upstairs. Heat pumps and upgrades make this home stand out. Located on a fee-simple freehold 131sqm (more or less) site in a cul-de-sac.

[www.mikepero.com/RX3070268](http://www.mikepero.com/RX3070268)



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## BEAUTIFUL BUNGALOW IN WAITAKERE TOWNSHIP

3 2 1

By Negotiation

### 5 Northfield Road, Waitakere By Negotiation

Majestic 1950's three bedroom home in a quiet hamlet, overlooking farmland and yet close to schools, 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. ed.

[www.mikepero.com/RX3325569](http://www.mikepero.com/RX3325569)



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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.

[www.mikepero.com/RX3226379](http://www.mikepero.com/RX3226379)



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**AS NEW - WITH DEVELOPMENT OPTIONS - MIXED URBAN**

4 1 1

**By Negotiation**

**29 Hewlett Road, Massey**  
By Negotiation

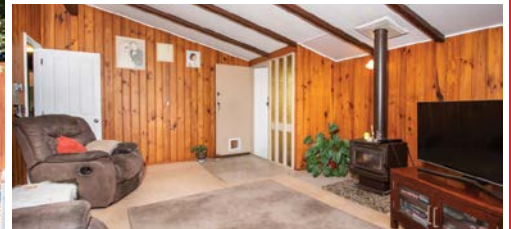
Beautifully presented to a high (as new) standard offering exceptional buying with four bedrooms and large open plan entertainment living, linking to expansive private decking ensuring you have the best of indoor and outdoor living this summer. Hard to find, this home represents a high standard of finishing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

[www.mikepero.com/RX3074419](http://www.mikepero.com/RX3074419)



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## LOVED FOR 50 YEARS - KIWIANA IN MASSEY

3 1 1

By Negotiation

### 60 Glenbervie Crescent, Massey By Negotiation

Seldom found, a genuine, and much loved lockwood offering true craftsmanship and an honest slice of Kiwiana in the heart of Massey. This home has been entwined within its family for most of its life, and is testimony to the care and pride that has been bestowed on its life. A home that enjoys the sunshine from dawn to dusk, and elevated easy living with extensive storage and carpark below. Traditional Lockwood layout, laundry, w/c and bathroom and access to three generous rooms off the central hall. Lounge and dining room integrate to decking to the north and the west. The home is elevated on 607square meters (approx) of fenced lawn with a peppering of fruit trees and an aspect of Kemp Park right next door, which certainly extends the opportunity to exercise and play.

[www.mikepero.com/RX3273585](http://www.mikepero.com/RX3273585)



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## LIFESTYLE LIVING AT ITS BEST - NEIGHBOUR-LESS

4 2 2

By Negotiation

### 80 Puke Road, Kumeu By Negotiation

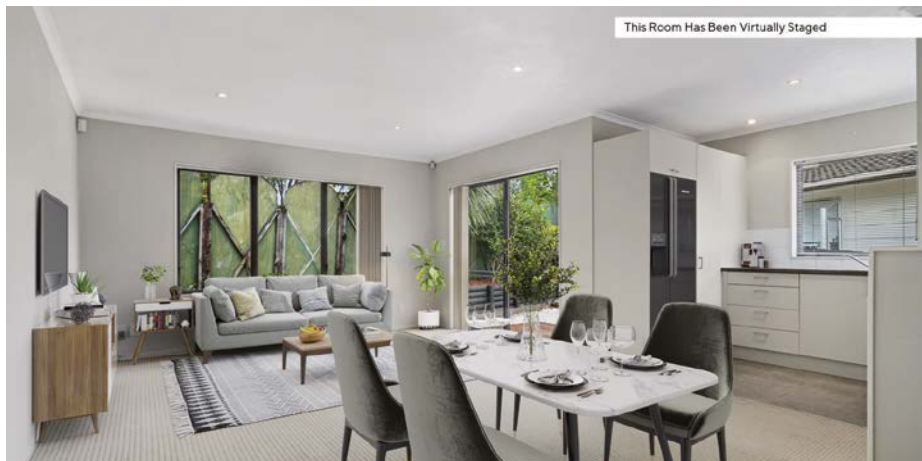
An exceptional blend of easy care lifestyle living mixed with mature fruit trees and the privacy extended with native regeneration bush delivering peace, tranquillity, Tui's and Kereru. Gentle sloping and terraced to support sunshine and wind-less outdoor living, this pocket of paradise is very special indeed. A four bedroom, two lounge home with extensive open plan living leading to North West decking to pull the beautiful environment in. Garaging, workshop and office within additional buildings on site with extensive off-street parking. If you are looking for something very special, and priced at a lifestyle living entry point this is a must see.

[www.mikepero.com/RX3262621](http://www.mikepero.com/RX3262621)



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This Room Has Been Virtually Staged



This Room Has Been Virtually Staged



**DOUBLE GARAGE, VACANT, VALUE IN WEST HARBOUR** 3 1 1

**By Negotiation**

**100 Moire Road, West Harbour**  
By Negotiation

Double garage internal access, seldom found in the area, palisade weatherboard and tile roof. This is a robust and sensible home that you can enjoy or add value to. If you've been searching for a smart and simple three bedroom home in West Harbour this property should top your list. A genuine standalone home on 354 square meters of land (approx) with established gardens and secure fencing. The landscaping is contrasting and modern which integrates with the home through north facing decking and slider. An open plan lounge, dining and kitchen with central hall to three good sized bedrooms and bathroom. Close to West Harbour Primary School, Parks and Bus stop across the road, while North West Mall and Westgate shopping is a very short drive.

[www.mikepero.com/RX3136972](http://www.mikepero.com/RX3136972)



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**WATERFRONT, 3 HOUSES ON 2908SQM (APPROX)** 4 2 1

**By Negotiation**

**131 Colwill Road, Massey**  
By Negotiation

On offer is three house on one site spanning over 1/2 an acre and an idyllic waterfront and bush accented paradise. If you wanted to bring the entire extended family this is the offering that will house you all. 131A is an attached three bedroom one bathroom home with double garage over two levels offering high stud and sunny aspect. 131B is an attached three bedroom one bathroom home with single garage over two levels, also delivering a great aspect. 131 is a character four bedroom home with two bathrooms and two lounges and balconies that ensure the alfresco living is never compromised. A very unique offering for the big family that wants a collective haven but individual sanctuaries. A short walk to the water, convenience shopping primary school, parks and transport links.

[www.mikepero.com/RX3136994](http://www.mikepero.com/RX3136994)



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**IDYLIC PARK LIKE SETTING - CHARACTER ESTATE**

4 2 2

**Asking Price \$1,795,000**

**216A Fordyce Road, Helensville**  
Asking Price \$1,795,000

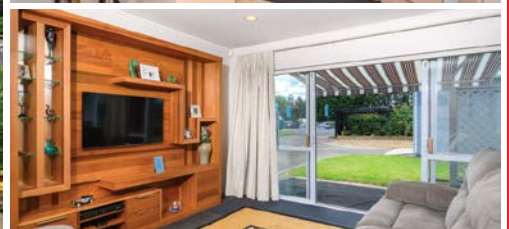
Often sort, but seldom found, this is an absolutely private glade, offering uncompromised peace, an abundance of tranquillity and a home that delivers unequalled character. A short drive from Parakai and Helensville, this is a park-like setting offering an established grassy outlook framed by mature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

[www.mikepero.com/RX3160359](http://www.mikepero.com/RX3160359)



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**BIG ON VALUE - SMALL ON PRICE**

3 1 1

**By Negotiation**

**369A Hobsonville Road, Hobsonville**  
By Negotiation

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

[www.mikepero.com/RX3197566](http://www.mikepero.com/RX3197566)



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