



Property market report

This is a buyers' market with banks still grid-locking buyer sentiment and causing despair in the housing market for Owners and Developers alike.

If you need a sign, here is a very accurate picture. In the Rodney and Waitakere areas there were 18 properties taken to auction by Barfoots last week and 2 sold representing an underwhelming 11% result.

The latest REINZ statistics showcasing the Auckland Region price index declined by 5.4% between January and April with the declines within the region ranging from 1.5% in South Auckland to 6.9% in the central suburbs.

In a recent Tony Alexander - First Mortgage Trust Survey it highlighted open home traffic was down between 70% and 80% and price expectation down by over 50% of those buyers in the market.

With all that said, we have some things to be positive about. The CCCFA (that ugly legislation that Grant Robinson rushed through Parliament) is in for review and due to be released in June 2022 with signals that it will be partially repealed to exclude the mortgage market.

There is also widespread discussion that New Zealand is still under-supplied with houses. And although there is an affordability crisis we need homes to satisfy our present population.

A report by Westpac Senior Economist Satish Ranchhod says New Zealand's population increased by about 11% between 2015 and 2020, but over the same period housing stock increased by just 7%. "That left us with around 75,000 too few homes," Ranchhod says. While the shortage of homes was felt most intensely in Auckland, it became increasingly widespread throughout the rest of the country as well, with the average number of people per dwelling rising strongly in all regions over the last decade. But a lot has changed over the last couple of years due to the Covid-19 pandemic. Border closures mean net migration gains, which had averaged around 60,000 people a year, turned into a net loss of 7600 in the year to February, while the number of new homes being built increased to record levels. The report estimates the housing shortfall has been



reduced by around 30,000 homes over that period, from 75,000 pre-pandemic to about 45,000 today.

Let's look at the sales from last month:

| | |
|--------------|----------------------------|
| Coatesville | \$2,140,000 to \$3,775,000 |
| Helensville | \$923,000 to \$1,600,000 |
| Hobsonville | \$812,000 to \$2,200,000 |
| Huapai | \$740,000 to \$1,760,000 |
| Kumeu | \$1,300,000 to \$2,625,000 |
| Massey | \$800,000 to \$2,617,000 |
| Muriwai | \$1,350,000 to \$2,190,000 |
| Riverhead | \$1,051,000 to \$2,725,000 |
| Taupaki | \$2,420,000 to \$3,000,000 |
| Waitakere | \$1,485,000 to \$3,375,000 |
| Waimauku | \$850,000 to \$2,695,000 |
| West Harbour | \$1,115,000 to \$2,000,000 |
| Westgate | \$1,200,000 to \$1,270,000 |
| Whenuapai | \$1,125,000 to \$3,300,000 |

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

Who is the natural choice for selling the family home to ensure there is no bias and an equal footing exists. If you can choose two agents that are experienced and AREINZ qualified and select one that you can both work with. Ask to see an indication of the properties estimated selling price, a sales process recommendation and a marketing plan. Remember too, that while you might want to make life hard for others at times, it's not very smart to do anything that will jeopardise a smooth and successful sale. The faster you can sell your property, and the greater the price you get for it, and the sooner you

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can move on.

If you decide that your partner is going to stay in the house and they will buy you out, it's a good idea to get the property valued. A registered valuer will provide you with a detailed overview on the value within your property. This will come at a cost, but will deliver peace of mind. It may prove useful when you are talking to lenders, as a registered valuation can sometimes be required if you are refinancing. Whatever you agree to do with the property, you independently both need legal advice - and a written agreement that sets out your separate rights and responsibilities. This protects all parties and stops one partner from lodging a caveat or notice of claim that will prevent the sale of a property. It may also be helpful as some lenders may be wary of unresolved relationship property issues when applying for finance for another property. For more information you may like to refer: <https://www.settled.govt.nz/blog/selling-a-property-when-youre-splitting-up/> over the years I have pulled together a checklist for couples seeking clarity on the things to cover off when splitting up. If you would like this checklist please email graham.mcintyre@mikepero.com and for more information within this series on selling a property when you're splitting up, go to <https://graham-mcintyre.mikepero.com/blog/>. Contact Graham McIntyre AREINZ on 0800 900 700 or 027 632 0421. (Licensed REAA 2008).

Should you sell your rental property?

With the government's changes to the tax system for property investors, many landlords are wondering if this is the right time to cash up and sell.

Compelling reasons to sell include the Healthy Homes Standards, phasing out of interest payment deductibility, and the likelihood of weak capital gains for the next few years due to flat/low price growth.

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On the other hand, property is traditionally seen as a good hedge against inflation. Plus consider where you would put the money gained from selling your rental: where would you get a return that outperforms inflation?

The biggest factor in making the decision to sell your rental property should be your long-term financial goals. Does your rental fit into these? Is it moving you in the right direction? If so, you should keep it. And if not, it could be time to rethink your investments.

We can help you with analysing your rental property's affordability, the potential returns on alternatives, and your long-term financial goals. Contact the friendly UHY Haines Norton Kumeu team at 329a Main Road, Kumeu on 09 412 9853 or email kumeu@uhyhn.co.nz.

Mortgages and Home purchases, should you try and 'time' the Market

I've been having a lot of discussions recently with clients about timing.

Should I wait for the regulation changes to come in before I try and borrow? Should I buy now or wait for the market to dip more? Should I wait for the next OCR announcement before making any decisions?



The answer to all these questions is almost always 'well it depends...'

If you're an investor these things can be very important - and I'm happy to give you my 2cents worth.

If you're looking at buying your own home, your own personal circumstances matter more than timing. Timing the market is hard, and you'll never know if you got it right until long after your decision. And, waiting on changes from the Government can take much longer than you expect...

When you're buying your own home, it's a big decision, its impacts on your life go way beyond the financial. If you're planning to live in your home for a long time, odds are whatever is happening in the market right now won't matter by the time you're ready for you next move.

So, if you're looking at borrowing for you home - I always think now is the best time to look at what's possible in the current market - so you can make the right choices around what matters to you. To be prepared for when that dream home appears in your property

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If you're keen to see what your lending options might be - or get my 2cents on the market, let's talk.

Scott Wombwell, Managing Director & Financial Advisor, Better Borrowing 020 4009 8944 | www.betterborrowing.co.nz.

Factors affecting rent levels

As a landlord, you want to get the highest rent possible for your investment property. However, it is important to price your property to meet the market to avoid extended vacant periods which will impact on your return.

Do your research and consider the following to get top dollar for your property:



Time of Year - Some local markets are affected by seasonal changes in the work force more than others. Do your research to identify times of the year with maximum demand when premium rent levels can be commanded.

Location - Research historic rent levels for your location. What is the perception of this area, suburb within the local region? Find out more about the current demographic and properties in the area.

Size/Age/Condition - The majority of demand for rental properties in most regions is for 2-4 bedroom homes suitable for families. Properties with too few, or too many bedrooms will have lower demand.

Tenants are attracted to well-maintained, well-kept properties that are warm and dry. Consider redecoration or modernising to maximise the rent level.

Marketing - Use a professional property manager to ensure that your property is marketed where tenants are looking. They will have access to the best websites and have experience in targeting the listing to right audience. In addition, they will likely have their own database of tenants actively looking for properties like yours.

Presentation - Check out your competition - what can you do to make your property stand out from other listings available in the area? Does your property present well and hold appeal for a wide range of potential tenants? Consider de-cluttering, professional cleaning, internal painting in neutral colours and garden maintenance to appeal to the widest audience.

Professional v Private landlord - Tenants often feel more comfortable working with a property management company as it gives them a degree of separation from the owner, confidence that they will be

treated in accordance with industry best practice and that the rent will be set at a fair level.

Furnished v Unfurnished - From our experience, unfurnished fixed term lettings attract a greater level of enquiry and demand therefore secure a higher rent. Most tenants have their own belongings to move in to their rental.

School zones - Being located in a desirable school zone will appeal to families and may present an opportunity to command a premium rent.

Tenancy Term - We find that most families are looking for stability and security for their family and in most instances prefer a fixed term tenancy. Having to move frequently can be both costly and stressful.

Local amenities - What is close by? Shops, community centre, sports fields, playgrounds, restaurants, cafes, takeaways, bank, post office, etc. Tenants are interested in what the area offers, not just the property itself.

Section size and safety - Properties that have a safe, fenced, easy care section appeal to families with children and pet owners. Something with reasonable size for play and entertainment and also offering privacy is ideal.

Local Market/Economic Conditions - What things are impacting the local rental market/economy? Whilst these cannot be controlled, it is important to price in line with current market conditions.

Supply & Demand - The rental sector is very much driven by market forces of supply and demand. Look at comparable in your area, price bracket etc. and price competitively to reduce the risk of prolonged vacancy and increase the likelihood of attracting multiple applications.

Test the market - Set the rent level and market accordingly but be prepared to adjust downwards if demand doesn't materialise within the first 1-2 weeks. Failure to do will run the risk of increased vacancy which will impact your rent return.

To discuss your property's rental attractiveness in more detail, or to request an up to date market rental appraisal, please contact managing director Mike James 021 413 660 or email mike.james@therentshop.co.nz

Protect your children's inheritance after your death

Split families are becoming more common in current times. You may have children from a previous relationship who have now become part of your family unit with your current partner or spouse. It is common in such a scenario to leave your estate to your partner or spouse on the assumption that they will then leave your assets to your children when your partner or spouse passes away after you.

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In these circumstances it is important to contract with your current partner or spouse not to change their will after your death excluding your children. This can be done using a section 21 agreement under the Property (Relationships) Act 1976. To do so you will need to consult your lawyer to prepare the appropriate agreement and for each of you to obtain independent legal advice before signing. 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.

Unit Titles

By Tina White, ClearStone Legal

There are different types of Titles in New Zealand and one these is Strata or Unit Title. These types of titles are for apartments or town houses. You own the apartment or unit and any ancillary building like a garage or shed and share the common areas such as driveways and lifts.

When you buy property with a Unit Title you become a member of the Body Corporate. The Body Corporate's responsibilities include maintaining common property, arranging insurance and collecting membership fees known as Body Corporate levies.

Typically, the Body Corporate levies cover insurance, cleaning, gardening and might also include maintenance.

Members are invited to attend regular meetings to talk about issues, maintenance and vote on decisions. Members must also follow the Body Corporate rules which may include damage to common property, rubbish, noise, parking, interference of other unit owners'



enjoyment of their property or restrictions on owning a pet.

Each Body Corporate is required to have a Long Term Maintenance Plan for maintenance required over the next ten years and forecast. For example, budgeting for when the carparking might need to be resurfaced and then funding to cover all of the maintenance is set aside over ten years to avoid a big lump sum to be paid by the owners on that one expensive year.

It is important to review the Title and any related documents before buying a Unit Title Property.

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

Spec or bespoke?

When it comes to choosing between spec (speculative) and bespoke for your building project there is no right or wrong answer: both have their pros and cons.

Spec plan homes are like buying a jacket at the shops – you pick one you like that suits you from a range of available options.

A bespoke home is more akin to having a jacket tailor-made to perfectly fit your shape in a style and fabric of your own choosing.

Spec plans are the easiest and most straightforward option. These can work well for investors who are not too worried about the specifics of design and may prefer generic designs and colour schemes that suit most people. Spec plans can also suit people with tight time frames and those without any specific preferences.

For those who do have specific needs and preferences, spec plans can be too restrictive due to the finite number of plans available and limited flexibility for altering any aspects of the build. Often you can't just add an extra bedroom, for example, because the plans are not designed to allow for this or the site doesn't have enough room. It can even be difficult to request variations to fixtures such as taps or tiles. This means with spec plans you may have to compromise and alter your new lifestyle to work in with the house rather than the house being made to work for you. Also, if you have any difficulties on your site a spec plan may not be able to adapt and provide work-around solutions for you.

Building a bespoke home is a more complex process but gives you the freedom to create a house that maximises the potential of your site, ticks off all your 'must haves' and gives you decent chunk of your wish list too.

Designing a home from scratch gives you the chance to discuss your ideas with the architect and the freedom to explore an extensive



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range of styles, features and products. You're involved with every decision, some you may never have thought about, creating a home that meets all your needs and reflects your personality, taste and lifestyle.

It is a longer journey with more uncertainties, but it's also a magical one. With a trustworthy builder such as Maddren to guide you, it can be one of life's great experiences.

Get in touch now with Maddren to discuss all you need to know about building a bespoke home.

5 important things to consider before building your own home

So you are thinking about building new? Not sure where to begin? The secret to designing a home you love is knowing what you want to get out of it. Once you figure out what's important to you and your family, the design will fall into place. Signature Homes has round up some practical and stylish steps to help get you started on your exciting journey.



1. Family and flow - The best part about building a new house is knowing the space is tailored to fit you and your family. Your social habits and family size should play a big role in the design of your home. Your layout should be intuitive to how you live and entertain. Think about your family life what would make it easier in your new home. Do you want to be near the kids or at the other end of the house? Do you need more than one bathroom?

Invest in getting the flow right and try to find a mix between large multi-functional rooms and smaller, intimate spaces. You want your home to still work for you over time, so future-proofing your design is also important. To help you get started take a look at the hundreds of plans Signature Homes has available to get inspiration for what could work for you.

2. How do you live? Your home should reflect you and make it easy to do the things you love. Starting with a blank canvas means you can build a home that matches your interests. Once you've figured out your core needs like your kitchen layout and the number of bedrooms and bathrooms make sure you consider your lifestyle. Think about your hobbies and the things that make you happy - will you need extra room in the garage for bikes or a boat? Can you have a covered deck if you like having dinner parties and BBQs? Is a connection to nature important to you? Asking yourself questions like these will highlight your needs and will help you focus your

floorplan and final design.

3. Where do you want to live? You can't build a home without the land so this point is an important one. Whether you decide to find an empty plot, subdivide your current section, or knock-down and build new, there are a few ways you can get creative when building your dream home. If you've got a piece of land in mind check what type of building it is zoned for with your council, either online or in person. In Auckland under the Auckland Unitary Plan, some areas actually allow you to use more of your section.

4. Nail your style - This is the fun bit! From external cladding and window treatments to fixtures and finishes, start collecting images of home exteriors and interiors you love on Pinterest or in a scrapbook and organise your images into categories - you will notice themes start to appear. Remember to stay practical and keep your budget in mind. Showhomes are a fantastic way to get real-life inspiration, they can offer ideas you may have not even considered and give you a sense of what you can get for your budget.

5. Figure out your budget - While sparks of inspiration will keep you motivated throughout your build, it's your budget that is really going to drive the direction of your project. Start by getting a clear idea of your finances and make a wants and needs list. This will help you determine what your non-negotiables are and it will help you to weigh your options if you end up having to make tough decisions. It's important to note that finance details for building a home are different than a standard mortgage and there are lots of different ways you can structure it to work for you. Do some research and talk to our Construction Finance specialists about what options would work in your price bracket - you could be pleasantly surprised.

Call our team at Signature homes West Auckland to discuss your option; obligation free 0800 020 600.

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Gary Patterson and his wife Rachel started the GR Finance portal earlier this year because they wanted others to experience a fast and efficient service with access to competitive finance as and when they required, and all totally online. We have all experienced the frustration and slowness of the typical lending/banking channels and it occurred to us (over



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a couple of wines!) that others were likely in the same boat, so we decided in conjunction with our fintech partner to develop a new portal right here in the West.

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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 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.

Kitchen upgrades on a budget

Kitchens are the heart of the home and it's not a secret that they can be one of the most expensive rooms in your house to renovate. If a full renovation is out of the budget at the moment, there are a number of electrical upgrades you can make to your kitchen that will modernize it, without the huge price-tag.



Switches - Probably one of the most used electrical features of any room, light switches and power point switches have come a long way over the years. With a huge range of colours and finishes available, upgrading your switches is an affordable option to give your kitchen a modern lift.

Invisible Outlets - The number of appliances that people use in their kitchens has increased hugely, and many older kitchens do not have a sufficient number of power points to meet the demands of busy kiwi lives. Invisible outlets or side bench power points are a fantastic option to increase the number of outlets, without making them an unsightly feature of your kitchen. Have all of your benchtop appliances plugged in at once without having to unplug and shuffle things around every time you want a cup of tea.

Data Ports - Kitchens are the heart of the home, so it makes sense to have data ports available to charge your phone or device while you're busy in the kitchen. No more messing around finding chargers or leaving your phone on charge in another room.

Extra Lighting - Kiwis spend a huge amount of time in their kitchens, so an adequate amount lighting can make all the difference. The addition of pantry, baseboard or feature lighting can add both a wow factor and practicality to your kitchen, whether you're cooking a meal or grabbing a late night snack.

If an electrical kitchen makeover sounds like something your home is calling out for, contact the team at Blackout Electric on 022 500 5856 or email us at info@blackoutelectric.co.nz.

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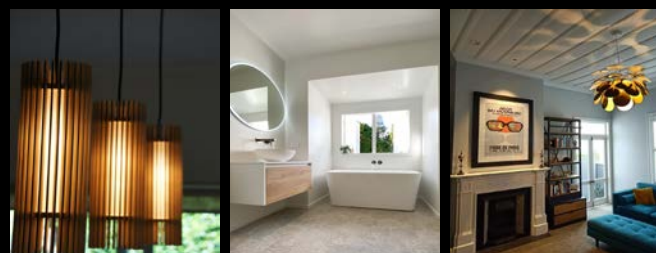
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Area Property Stats

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 \$ |
|-------------|-----------|-----------|------------|---------------|--------------|-----------|-----------|------------|---------------|
| HOBSONVILLE | 990,000 | 131M2 | 111M2 | 1,052,000 | | 1,150,000 | 609M2 | 94M2 | 1,100,000 |
| | 1,125,000 | 77M2 | 172M2 | 1,128,000 | | 1,075,000 | 922m2 | 104m2 | 1,345,000 |
| | 965,000 | 149M2 | 91M2 | 1,100,000 | | 950,000 | 427M2 | 147M2 | 800,000 |
| | 1,030,000 | 143M2 | 138M2 | 1,120,000 | | 1,200,000 | 625M2 | 250M2 | 1,296,000 |
| | 1,315,000 | 308M2 | 163M2 | 1,390,000 | | 1,225,000 | 464M2 | 177M2 | 1,080,000 |
| | 1,475,000 | 310M2 | 226M2 | 1,718,000 | | 1,250,000 | 605M2 | 209M2 | 1,395,000 |
| | 845,000 | 0M2 | 99M2 | 935,000 | | 975,000 | 1075M2 | 100M2 | 1,050,000 |
| | 790,000 | 0M2 | 81M2 | 820,000 | | 1,300,000 | 670M2 | 180m2 | 1,180,000 |
| | 1,875,000 | 596M2 | 244M2 | 2,220,000 | | 900,000 | 143M2 | 125M2 | 1,140,000 |
| | 895,000 | 149M2 | 94M2 | 928,500 | | 1,725,000 | 809M2 | 210M2 | 1,400,000 |
| | 835,000 | 0M2 | 73M2 | 812,500 | | 1,050,000 | 607M2 | 150M2 | 949,000 |
| | 830,000 | 113M2 | 92M2 | 910,000 | | 1,450,000 | 809M2 | 123M2 | 1,300,000 |
| | 880,000 | 211M2 | 99M2 | 990,000 | | 1,900,000 | 1544M2 | 340M2 | 2,617,391 |
| | 1,000,000 | 171M2 | 89m2 | 1,070,000 | | 720,000 | 87M2 | 67M2 | 835,000 |
| | 1,500,000 | 297M2 | 230M2 | 1,760,000 | | 1,200,000 | 700M2 | 94M2 | 997,500 |
| | 1,230,000 | 158M2 | 160M2 | 1,415,000 | | 880,000 | 565M2 | 100M2 | 1,005,000 |
| | 1,340,000 | 200M2 | 176M2 | 1,515,000 | | 860,000 | 0M2 | 100M2 | 909,000 |
| HUAPAI | 1,450,000 | 601M2 | 208M2 | 1,411,000 | | 1,000,000 | 388M2 | 183M2 | 970,150 |
| | 1,750,000 | 4130M2 | 229M2 | 1,760,000 | | 980,000 | 523M2 | 144M2 | 1,030,000 |
| | 920,000 | 635M2 | 108M2 | 1,072,000 | WAITAKERE | 2,475,000 | 9HA | 265M2 | 3,375,000 |
| | 560,000 | 0M2 | 61M2 | 740,000 | WEST HARBOUR | 1,400,000 | 778M2 | 81M2 | 1,650,000 |
| KUMEU | 1,375,000 | 525M2 | 214M2 | 1,525,000 | | 1,250,000 | 262M2 | 205M2 | 1,390,000 |
| | 1,775,000 | 4HA | 154M2 | 1,780,000 | | 1,275,000 | 662M2 | 140M2 | 1,140,000 |
| | 1,700,000 | 1506M2 | 234M2 | 1,720,000 | | 1,470,000 | 693M2 | 187m2 | 1,600,000 |
| | 1,300,000 | 525M2 | 159M2 | 1,300,000 | | 1,325,000 | 259M2 | 188m2 | 1,225,000 |
| | 2,005,000 | 4.6HA | 270M2 | 2,625,000 | | 1,420,000 | 619M2 | 245M2 | 1,620,000 |
| | 1,225,000 | 490M2 | 166M2 | 1,385,000 | | 1,750,000 | 848M2 | 280M2 | 1,950,000 |
| MASSEY | 1,050,000 | 766M2 | 100M2 | 1,150,000 | | 1,010,000 | 0M2 | 140M2 | 1,115,000 |
| | 1,300,000 | 812M2 | 100M2 | 2,500,000 | | 1,050,000 | 563M2 | 102M2 | 1,130,000 |
| | 780,000 | 0M2 | 82M2 | 850,000 | | 2,075,000 | 662M2 | 320M2 | 2,000,000 |
| | 925,000 | 211M2 | 93M2 | 870,000 | WESTGATE | 1,150,000 | 450M2 | 150M2 | 1,270,000 |

DISCLAIMER: These sales figures have been provided by a third party and although all care is taken to ensure the information is accurate some figures could have been mis-interpreted on compilation. Furthermore these figures are recent sales over the past 30 days from all agents in the area.

Mike Pero's **low** commission rate:

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1.95% on the balance

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



Graham McIntyre
027 632 0421
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 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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



AS NEW - WITH DEVELOPMENT OPTIONS - MIXED URBAN 4 1 1

By Negotiation

29 Hewlett Road, Massey
By Negotiation

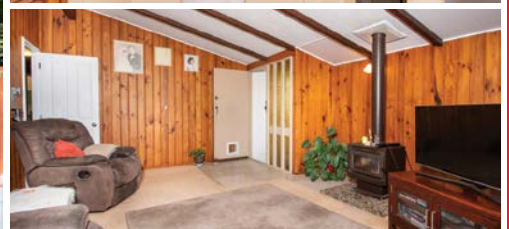
Beautifully presented to a high (as new) standard offering exceptional buying with four bedrooms and large open plan entertainment living, linking to expansive private decking ensuring you have the best of indoor and outdoor living this summer. Hard to find, this home represents a high standard of finishing 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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



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 ½ 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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



AWARD WINNING ALLAN WALLACE HOME - #1 LIFESTYLE 5 3 3

By Negotiation

220 Trigg Road, Kumeu
By Negotiation

Nestled in the back blocks of Kumeu, off the beaten track, and surrounded by high end equine estates is this special jewel. Offering over 5 hectares (Over 12 acres) of gentle flowing pasture peppered with mature trees and shelter belts. Certainly offering the good-life with chicken run, stables, outbuildings and triple car garaging. This home was a Regional award winner and a National finalist in House of the Year supported by Master Builders Federation. It offers an elegant north facing atrium which hosts the kitchen/dining and the informal lounge areas, while multiple bedrooms and bathrooms are positioned over two floors with a formal lounge and an office/study. Expansive alfresco to patio, pool and pergola offering the very best of indoor-outdoor flow to make the most of its lifestyle views and ambience.

www.mikepero.com/RX3279593



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



IDYLIC PARK LIKE SETTING - CHARACTER ESTATE

4 2 2

Asking Price \$1,795,000

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

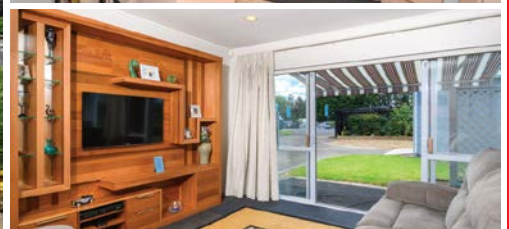
Often sort, but seldom found, this is an absolutely private glade, offering uncompromised peace, an abundance of tranquillity and a home that delivers unequalled character. A short drive from Parakai and Helensville, this is a park-like setting offering an established grassy outlook framed by mature 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



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