



Property-

HUB.NZ

Fourteenth Edition - June 2023

Property market report

What goes up, must come down, and what goes down must come up, that's the market.

Without sounding like an old and broken record let me repeat what I said in 2020/2021. This market that we are seeing, with month on month increases in all real estate pricing is simply not sustainable and the rate of increases on a monthly basis indicates a correction at some stage is likely.



And so it is, but hold that thought because the reverse is also true, in this market where we are seeing month on month decreases in all real estate pricing it is also not sustainable and indicates a correction at some stage is certain. As the Reserve bank and the finance minister Grant Robertson pull the strings, levers and fiddle with the money bits, it's a matter of time before the market comes back to life, in part cheered on by Owner's needs to get on with life and Purchasers confident that prices have turned a corner. Declines over the past 12 months are:

- Rodney down 11.1%
- Waitakere down 14.8%
- North Shore down 14.1%
- Auckland City down 14.5%

Therefore we expect that 2024 will be the year of recover and regeneration. Don't expect big shift in property values in the short term future as the election machine sucks the air out of buyers and sellers alike.

Let's look at the sales:

Helensville	\$580,000 to \$620,000
Hobsonville	\$620,000 to \$1,500,000
Huapai	\$1,160,000
Kumeu	\$1,110,000 to \$1,980,000
Massey	\$870,000 to \$1,300,000
Riverhead	\$3,000,000 to \$3,100,000

Swanson	\$1,250,000
Waitakere	\$1,100,000
West Harbour	\$1,025,000 to \$1,905,000
Whenuapai	\$670,000 to \$1,200,000

Whatever your situation and position, a conversation can always help create clarity and after 17 years of real estate knowledge and application at a top level, I am here to assist you making the very best decision possible. Contact me on 027 632 0421 or email graham.mcintyre@mikepero.com - Mike Pero Real Estate Ltd Licensed REAA (2008).

Selling a property when you're splitting up

The decision has been made, the personal items and small household items have been allocated, the bank accounts separated as have the bills, but you can't come to a decision around the family home. You have a registered valuation and you have two independent property appraisals completed from reputable and AREINZ qualified real estate people. So, you understand the value, you understand the process to cash up and one party says, no. I'm not moving, I'm staying put and I've changed the locks. Not ideal, highly stressful and unfortunate for all parties involved. If you are the party that says no, consider the facts. The family court can order the property to be sold. However, this will take time and money which ultimately will reduce the amount each party receives from the property due to cost and fees, but also the court dictates the sales process, the minimum (or reserve) price and the marketing spend. This process can cost tens of thousands of dollars and take 12 months to get through the courts. For more information on working through this property these two links may assist: <https://www.justice.govt.nz/family/separation-divorce/divide-relationship-property/> and <http://communitylaw.org.nz/community-law-manual/chapter-24-relationships-and-break-ups/relationship-property-dividing-your-property-when-you-split-up-chapter-24/>. Each party should have a competent solicitor to allow a common-sense approach to progressing the decision, and a clear decision made early provides clarity for all parties affected to move forward. Your chosen real estate professional will explain the communication path with all parties and ensure decision makers are updated and informed weekly. Working with an AREINZ Real Estate

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Agent ensures your working with an agent that is at the top of their profession and ensures that any issues are forecasted and dealt with quickly and effectively.

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).

Home lending when you're not a Mum & Dad with 2.5 kids

If you've picked up an application form for a home loan (or pretty much anything else) odds, are it had a space for your name, for your partner, and it might have had room to list up to three children. The vast majority of personal home lending the banks do is for couples or individuals, and most of their forms and processes have been built with this in mind.



When you do not fit within this 'box' it can make the whole process confusing and frustrating. For example, the scenarios I have seen lately include:

- Three or more borrowers coming together to buy a property.
- Mixed / combined families.
- Borrowers who will live at different addresses - e.g. investing in a

rental property together.

- Owners with unequal shares in the home.

In each of these cases there were Banks who were very keen to consider mortgage applications from these clients, and other Banks who were not. By looking across multiple banks at one time I was able to make the process much easier for my clients - whereas if they had to go bank to bank, they may have gone through three or four before they found someone who could help.

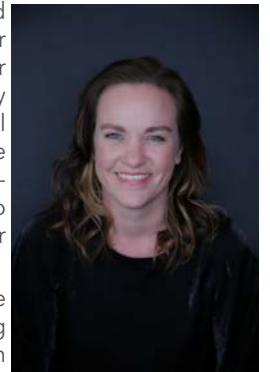
So, if your bank has said 'no' or made things difficult because you don't fit a 'standard' customer profile; this doesn't mean you can't get lending. It just means you need to keep shopping around. Or better yet, get someone to do it for you.

If you'd like help finding what lender best suits your situation, 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.

Why you should include a Building Report condition

Congratulations! You've finally found the right property and had your offer accepted. Hopefully, you've made the offer conditional upon receiving a satisfactory building report. That means that you will now have up to 15 working days to get the inspection done. While this is an extra up-front cost, we recommend our clients do this as it could save time and money later down the track.



A building inspection needs to be undertaken by a licensed building professional and include a detailed written report, if you wish to rely on it. While DIY is in our DNA and we all have a knowledgeable tradie mate, this is the time to call in an accredited property inspector with appropriate indemnity insurance. They will undertake a thorough inspection and supply you with a written report. The report will identify any issues that need remedy, risks, or upcoming maintenance required. Sometimes the real estate agent might supply you with a property inspection report which is great, but if that report fails to identify something that later costs you money to fix, you can't hold them accountable.

What happens if the reports identifies issues? Don't worry, you have options: -

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Option 1: You can use the building report to try and negotiate a reduction in price to cover these issues, you can then attend to them following settlement yourself. This is useful if you have a tight turnaround for settlement or you are wanting to make changes to the property anyway. You just need to consider if the change in price will impact your finance and disclose any issues to your lender.

Options 2: If you don't want to do the work, you can also negotiate that as a condition of settlement the vendor fixes the issues. This is where we step in and negotiate on your behalf with the Vendor's Solicitor. In this case the purchase price will remain the same.

Option 3: Cancel the Agreement - if the issues are extensive enough that you decide you don't want to go through with the purchase, or you can't get finance due to them, then you can cancel the Agreement and any deposit paid will be returned to you.

Before the Vendor will negotiate or agree to cancel the Agreement, they will want to see the written building inspection report to verify your claim.

The good news is that, in our experience most Vendors are happy to negotiate, as once they are aware of issues, they are obliged to disclose these to other potential buyers. It's a buyer's market right now and Vendors don't usually want to risk losing a sale.

We are always very happy to provide advice before you sign an Agreement for Sale and Purchase, so if you have queries give us a call on 09 973 5102. Another great place to find information on buying or selling is on the Settled website at www.settled.govt.nz.

Reliable and accessible management

Choosing a local property management company has many advantages. A local team has in-depth knowledge of the local rental market and the community, which can help maximise rental returns. Here are some of the benefits of working with a local property management company versus one from outside the area



Firstly, a local property management company has a wealth of knowledge about the local rental market. They can provide insights into unique features of the area and tailor their services to suit your specific needs. This knowledge helps you to make informed decisions about your property investments. You can also rest assured that your property is being managed by a team that understands the

rental market in your area and has the expertise to help you achieve the highest rental returns.

Secondly, local property management companies have established vendor relationships with local vendors that can provide quick and efficient services. These vendors understand the local market and can provide reliable and affordable services. This ultimately saves you time and money when it comes to property management.

Thirdly, a local property management company is easily accessible. You can easily reach out to them at any time, and they will respond promptly to any issues you may have. This means that you can rely on them to handle any problems that arise, ensuring that your property is well-maintained, and your tenants are happy.

Fourthly, a local property management company has local expertise. They have inside knowledge of the community, including local regulations, tenant behaviours, and rental rates. By having a team with local expertise, you can have peace of mind that your property management is in good hands.

Finally, a local property management company is generally more reliable compared to an outside company. They have a greater sense of accountability and take pride in the services they provide by focusing on long-term relationships with their clients. This means that you can rely on them to provide high-quality property management services that meet your specific needs.

In conclusion, choosing a local property management company has many benefits. A local team has a wealth of knowledge about the local rental market and community, which can help maximise rental returns. They have established vendor relationships and are easily accessible. They also have local expertise and are generally more reliable compared to an outside company. By choosing a local property management company, you can enjoy these benefits and many more. Contact your local property management company The Rent Shop Hobsonville today and learn how their local expertise can help you achieve your property investment goals. mike.james@therentshop.co.nz

the
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James**

Managing Director

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Five essential considerations for your retirement

Everyone moves at their own pace when it comes to retirement living and you may be ready to move into a village when you finish working to enjoy a more active village life, or you may want to wait and consider social and health concerns. There are a variety of reasons people turn to retirement villages, be it health, companionship, maintenance work, financial freedom through to liking the community feel and activities a village provides. This is a personal decision. It is important to note that most retirement villages have a minimum entry age ranging from 65 upwards and require some work to be done to prepare.



Know your wealth - It sometimes goes without saying but you'll need to understand your asset pool and what you want to sell to ensure you have the cash to invest in this transition, all villages are different in their purchase and ongoing costs.

Have a plan - You'll need to have an experienced AREINZ real estate agent that can guide you through the process of getting the most money for your property assets.

Be legally smart - Make sure your will is up-to-date, you have two enduring power of attorneys in place and that you seek advice on any license to occupy you may be considering

Communicate - Ensure your friends and family are in the loop with your thoughts and plans, they will generally provide their advice.

Start de-cluttering - Do a little daily, not all at once. You'll need to work through your home and slowly sell, re-site or remove your furniture and bits-n-bods. You will be downsizing so space will be

tight.

For a free helpful guide to moving into retirement living and some great partners and/or to pre-register for the next "Best of Aged Care Seminar and Chat" please text the word retirement to 027 632 0421 or email graham@kumeucourier.co.nz.

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Does your will do what you want?

If a person dies leaving behind a valid will but it does not properly dispose of all their assets, then the remaining assets will be distributed intestate under the Administration Act 1969 ("Act"). This could happen if the deceased forgets to deal with an asset in his or her will or if a beneficiary no longer exists when the deceased dies. The estate will then be divided among the surviving spouse, children, parents, and other next of kin, depending on the circumstances.



For example, Mr A decides to leave his assets to his family trust to look after the next generation. A few years after signing his will Mr A and the other trustees of the family trust decide to wind up the trust. Unfortunately, Mr A forgets to update his will which still has the family trust as the beneficiary of his estate - but it no longer exists. Mr A's estate will now be distributed pursuant to the intestacy laws

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under the Act.

In many situations this may not be a problem as the people who end up inheriting under the Act may be the same as if the family trust inherited the estate. However, sometimes this may not be the case and the estate is distributed in a way that the deceased never intended.

This is why it is good practice to regularly check your will to make sure it properly disposes of your assets. If you are uncertain about the distribution of your assets upon your death or need to update your will, you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Public Trust

West Aucklanders are benefiting from Public Trust's innovative and accessible NorthWest Customer Centre.

The centre is off to a positive start since opening in the NorthWest Shopping Centre last year, says Catherine Simpson, Public Trust Head of Service Delivery - Auckland and North.

The team has so far helped a lot of locals make a will or get their enduring power of attorney (EPA) sorted, she says.

For anyone feeling a bit apprehensive about sorting a will or enduring power of attorney, Simpson suggests popping into the centre and asking the friendly team any questions they have.

"We can help them to understand what they might need and let them know the easiest way to do it."

Simpson says the large, flat accessible spaces have been appreciated by the community. The large self-serve screen helps people navigate through products and services easily.

"The centre provides greater ease and accessibility for those in the West Auckland area wanting to tick getting a will or EPA off their to-do list," she says.

"We've had the opportunity to meet people who have wandered past and seen us there. We've also seen customers who have opted to come and see us there because it's a convenient location. It has been a very warm reception from the local community," Simpson says.

"We are so happy to be helping people locally in West Auckland. Our centre is in a high-growth area, and next door to a lot of other services. There are a lot of new housing developments around and it's just a short drive to most parts of West Auckland such as Ranui



and Swanson."

Public Trust NorthWest Customer Centre, NorthWest Shopping Centre, 48 Maki Street, Massey North, Auckland 0614, 0800 371 471, www.publictrust.co.nz.

Start your new lifestyle with Signature Homes

Signature Homes West & North-West Auckland is one of the most sought-after and respected builders in Auckland, where no new build project is too big or too small.

Owners Dean and Amanda Pritchard bring unrivalled new home experience to West Auckland. The unique combination of Dean's decades of experience as an award-winning builder with Amanda's expertise in sales and marketing enables them to provide a full-service building solution that is second to none.



Build with confidence - One of the many benefits of building with Signature Homes, is that all the nuts and bolts are taken care of so you can relax and be confident your build is in good hands from start to finish. On-time, on budget, with no nasty surprises, and New Zealand's most comprehensive building guarantees - including our fixed price guarantee.

Considering turnkey homes? In response to a challenging market, Signature Homes West & North-West Auckland are offering two incredible family homes available as turnkey build proposals.

Turnkey homes offer a convenient way to purchase a home with several advantages, including the ability to achieve the new build dream without any progress payments.

Once the deposit is paid, saving can continue with the balance expected upon completion of the home. With a turnkey, the price of the new home is known in advance, without any cost overruns.

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Time to be inspired - Looking for new home inspiration? Visit our Huapai Showhome to experience the difference, located at 190 Matua Road, Huapai. Open daily from 12pm-4pm.

Ready to start your new home journey? Contact Signature Homes West & North-West Auckland on 0800 020 600 today.

A dip in the temperature - winter is on the way

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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who can help with any of these issues. We offer no obligation quotes, so give us a call today.

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Three interior home mistakes you don't need to make

As an interior designer, I'm often in people's homes, whether for an entire project or a one-off consultation. I often see the same mistakes made over again. Here are a few...

1. Rugs - If the sofa is barely on the rug or the rug is in front of the sofa, then it's not the correct size. Another mistake I see is a grouping of furniture with no rug. The furniture looks like it's floating in the space. Rugs are a critical layer and make a massive difference, bringing everything together away from the walls and giving the room structure and balance.

2. Matchy Matchy - In the 1950s and 60s, it was all about being matchy-matchy. Using the same wood finishes and fabrics in each space. Well, that was then. This is now. The last thing you want to do is create something that looks like it's been ordered from a catalogue. Mix the wood finishes up and let each piece showcase its character.

In terms of fabric, have at least four different fabrics in each space. Seek patterns that evoke a fond memory and make you happy. Muster the confidence and try to throw something discoordinate and unexpected into the mix, and you might be surprised just how much it enlivens the space.

3. Not Letting Go - If there is a piece that is not working, it's old fashioned, ugly, tired, it's just not right in that space, and you don't love it. It doesn't matter how much money you throw at or around it by purchasing new things for that room. That object is ALWAYS going to steal your thunder. Be tough, and say goodbye.



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If it's a piece that reminds you of someone dear, replace it with something more suited to the space that pays homage to this person or memory. Or keep a small part of that object. You might be able to repurpose the handles, the legs or a portion of the fabric.

I have loads of these goodies to share, so stay tuned and see you soon x

Your Local Interior Designer, Hayley Brown BDVA Int. (Hons)

Contact Hayley by heading over to www.loubrown.co.nz for your free 15-minute strategy session.

Five things we want you to know

At Blackout Electric we have had years of experience in the industry and can provide valuable tips to help save you money and keep your household safe from electrical hazards. So, before you attempt a DIY lighting upgrade or delay having those flickering lights fixed, here's some things to take on board.



1. Don't DIY - A seasoned DIYer might be tempted to think because they've plumbed their own kitchen tap that carrying out their own electrical is within their DIY capabilities. However, we suggest asking yourself; is saving a bit of money really worth the extra time, stress and your safety? Electrical work can be dangerous if you are not trained on the specifics, and a simple mistake can lead to electrocution or cause an electrical fire.

2. Call an electrician before buying an old home - if you are looking at buying an old home, you should be aware of the risk involved in terms of your electrical safety. If the home is more than 30 years old, it is likely it will need a complete re-wire. This is because the old wiring can be dangerous. Calling an electrician to help assess the quality of the home's current electrical before your buy can help provide clarity in regards to how much electrical work will need to be done to ensure the home is safe.

3. Cheap doesn't necessarily mean best - When you are looking to hire an electrician for the first time, it is important you understand cheap isn't always best. A quality electrician will charge you a fair price and will try to recommend suggestions to improve the electricity efficiency of your home. Reviews are an excellent indicator as to whether the electrician delivers a quality service, as they come from the perspective of real customers. Check out our reviews on

Google and No Cowboys.

4. We offer a warranty on our work - As electricians, we have undergone years of supervised training and education to be able to work in our industry. The tasks are often dangerous and can leave an untrained individual at risk of electrocution. An electrician who has been working in the industry for years has the experience to be able to get the job done without compromising on quality. Therefore, for your reassurance, Blackout will offer a warranty on our work.

5. We're here to help - When you book an electrician, we have a lot of responsibility to ensure we leave your home as safe as possible. As a result, sometimes, what may seem like a simple job from the outset, can end up taking longer than expected. This is because additional work is required to ensure your home is safe and your family is protected from electrical hazards.

If you're looking for an electrician who has your best interests at heart and offers a quality service give Blackout Electric a call.

Tile and grout cleaning and re-colouring

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



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

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Dirty Tiles & Grout? Don't put up with it any longer

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surface of the grout creating a water and stain proof barrier that will keep the grout looking like new.

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

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

Another service we offer is a high-quality Belgian garage carpet (suitable for office spaces and rumpuses, etc.)

I've been a franchisee of The Pro Group for 7+ years and we're well established with proven results. Contact me for a free quote: Mark Bowers 027 477 2231 - Email mark.bowers@theprogroup.co.nz.

Functional layouts for your kitchen

Did you know Mitre 10 MEGA Westgate can design your kitchen?

Finding the best configuration to utilise your space.

The key to a great, workable kitchen is utilising the space you must give you maximum workbench, storage and circulation space.

The kitchen layout is the shape that is made by the arrangement of the benchtop, major appliances and storage areas. It's worth being meticulous, so measure the area you have to work with, draw the space to scale



using gridded paper and sketch out the five fundamental layouts for most kitchens - the G, U, L, single and galley.

Look at how the different layouts affect functionality and provide you with optimal use of space - it should become obvious which layout will work the best. Kitchens are the hardest room in a house to design, so if you are having trouble don't hesitate to ask one of the in-store designers for some expert advice and help.

If you're taking out your old kitchen to renovate the space and install a new kitchen, this is the time to rip off your old plasterboard and install new wiring, pipe work and insulation.

When moving a sink to a new location in the room you will need a building permit, best to talk to your local council to get advice before starting. If you are swapping out a sink with a sink that is in the same position, you will not need a building permit.

Once plasterboard is all removed it is imperative that a bit of time is set aside for straightening the studs and nogs to ensure a straight and flat wall finish.

For walls that are considerably wobbly it's a good idea to use 13mm plasterboard to iron out a few wrinkles.

It is planting season

It is planting season. Well, with the amount of rain we have had over summer it seems like we could have been planting native plants all year. However, the cooler months have always been the best time of year to plant as the soil is easier to plant into, and it provides a few months for roots to start establishing before soils dry out in summer.



There are a number of parks and reserves across Rodney that have volunteer planting days so keep your eye out for your local event. Also, anyone with a stream that discharges into the Kaipara Harbour is eligible for Kaipara Moana Remediation (KMR) funding to help with plants and planting.

New Zealand Biosecurity Services is an approved contractor with KMR so you can apply for grants to cover a portion of our fees. If you have a large area that needs planting this year or need planting advice, give one of our friendly team a call on 09 447 1998 or email 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 \$
HELENSVILLE	790,000	455M2	83M2	620,000		1,525,000	1113M2	120M2	1,300,000
	650,000	465M2	50M2	580,000		1,375,000	921M2	120M2	1,215,000
HOBSONVILLE	690,000	0M2	63M2	620,000		990,000	168M2	134M2	870,000
	1,600,000	321M2	256M2	1,558,000	RIVERHEAD	3,050,000	4.29HA	391M2	3,100,000
	790,000	0M2	64M2	675,000		2,650,000	1HA	258M2	3,000,000
	775,000	0M2	79M2	709,000	SWANSON	1,425,000	516M2	259M2	1,250,000
	1,450,000	330M2	251M2	1,500,000	WAITAKERE	1,425,000	4HA	201M2	1,100,000
	1,230,000	154M2	160M2	1,220,000	WEST HARBOUR	1,150,000	327M2	180M2	1,025,000
	1,015,000	178M2	116M2	916,100		2,060,000	633M2	332M2	1,905,000
	1,215,000	0M2	185M2	910,000	WHENUAPAI	1,200,000	345M2	147M2	1,100,000
	835,000	0M2	87M2	710,000		735,000	114M2	83M2	670,000
	1,340,000	257M2	163M2	1,265,000		1,320,000	1045M2	134M2	1,200,000
HUAPAI	1,650,000	876M2	206M2	1,160,000		1,205,000	345M2	155M2	1,149,000
KUMEU	1,225,000	361M2	192M2	1,250,000					
	1,250,000	400M2	181M2	1,110,000					
	2,025,000	1.74HA	240M2	1,980,000					
	2,375,000	1.07HA	230M2	1,900,000					
MASSEY	1,375,000	911M2	150M2	990,000					
	850,000	365M2	84M2	775,000					

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

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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.

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Graham McIntyre
Brand & Territory Owner
027 632 0421



WEATHERBOARD ON BATON - HARBOUR VIEWS - PERFECT

3 2 2

Offers Over \$895,000

2 / 143A Wiseley Road, West Harbour
Offers Over \$895,000

Modern baton construction, Inner harbour view, three bedroom and two bathroom with large double garage. Overlooking West Harbour Marina this is an incredible, affordable introduction to this fantastic area. Enjoy the lock up and leave lifestyle in this 3 bedroom, 2 bathroom home that features beautiful views of Auckland City and the Harbour. Downstairs, has a double garage, laundry, under-stairs storage, full bathroom, double bedroom with french doors leading out to landscaped courtyard. Perfect for a flatmate, independent teenager or extended family member. On the first level is a spacious open plan living area with modern kitchen featuring generous storage. Two bedrooms and a full bathroom on the second level with the master bedroom enjoying panoramic views.

www.mikepero.com/RX3636130



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AS NEW - IMMEDIATE POSSESSION AVAILABLE

5 2 3

By Negotiation

6A Mansion Court, West Harbour
By Negotiation

The home has been immaculately presented and delivers an as-new look and feel with natural colour palette and excellent attention to detail. Set on 417sqm of land offering a fenced rear section, established plantings and grand entrance, the home at 248 square meters makes the very most of it's location and premium address. Close to the inner harbour and a stone throw away from Marina View School. Split over two levels, the home offers living downstairs with an additional bedroom that can be used as an office or second lounge, while upstairs is four bedrooms and two bathrooms. Multi-use carpeted garage with loads of space and storage and easy access to garden shed and clothes line.

www.mikepero.com/RX3610153



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BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Oraha Road, Huapai By Negotiation

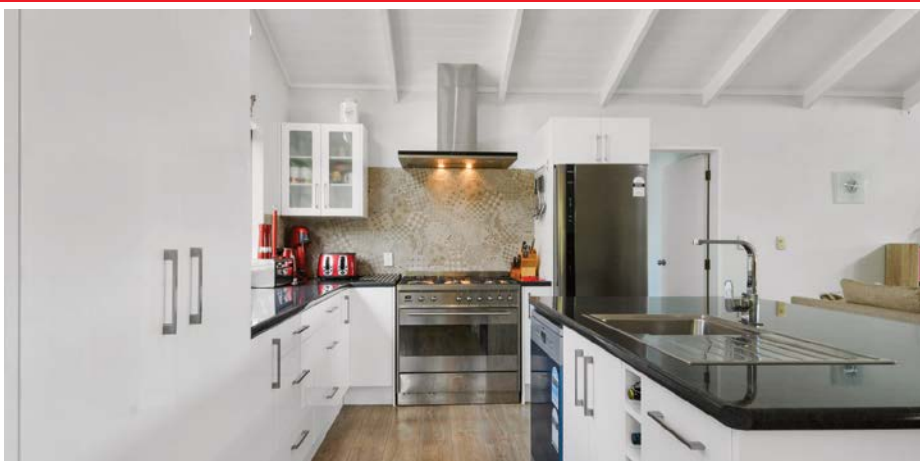
Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking. 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



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GENEROUS SEMI-RURAL ON ½ ACRE

4 2 2

By Negotiation

15 Buttercup Place, Waimauku By Negotiation

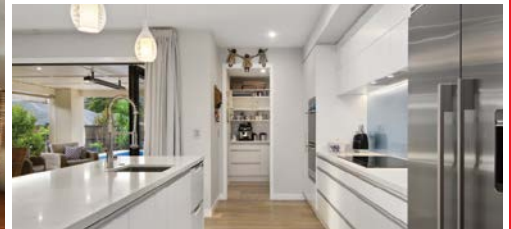
Big home on a large site full of sunshine and the good life. Set in a semi-rural cul-de-sac location, and enjoying a sunny north slope with established trees, and independent pathways to the school, convenience shopping, parks, bowling, tennis and RSA clubs. This single level home with high cathedral ceilings will deliver a peaceful and enjoyable living style that will bring a smile to your lips and a twinkle to your eyes. A home that has three bedrooms and a fourth room that could be used for family, guests, study, office or a second lounge. With open plan kitchen-dining-lounge with uncompromised alfresco to North facing decking. Three bedrooms, laundry and bathroom all off a central corridor with the master enjoying a walk in and ensuite. A separate independent enjoying a double garage.

www.mikepero.com/RX3627851



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HEATED POOL, HEATED ALFRESCO, HEBEL CLADDING 4 2 2

By Negotiation

16 Korako Drive, Huapai
By Negotiation

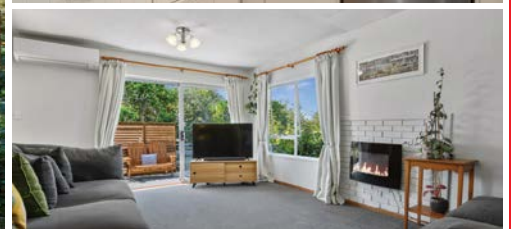
Set on 757 square meters of land in a quiet and flat location, with park, playground and School a small stroll away. This near new, showcase Versatile Homes build, displays the best aspects of modern living by design. An un-encumbered indoor-outdoor living environment favouring the north, with expansive decking and heated covered alfresco integrating through to an in-ground heated salt water pool. Entertainers, up-spec kitchen with full scullery. The home offers: Entertainers Open Plan Living, Heated Salt Water Pool, Full Kitchen and Scullery, Multiple entertaining decks, Formal Lounge, Oversized double garage, Heated covered alfresco living, Separate Laundry with easy clothes line access, Flat single level living, All bedrooms off a central hallway, Central Air, Bathroom, Separate w/c and ensuite.

www.mikepero.com/RX3678277



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STUNNING KIWIANA BUNGALOW ON 800SQM (APPROX). 3 1 1

By Negotiation

24 Alice Street, Riverhead
By Negotiation

A beautifully presented and well maintained 1970's bungalow offering the very best of traditional Kiwi values and easy living. Created with care and matured with love this three bedroom, single bathroom bungalow offers the best of tradition, with all bedrooms, w/c, bathroom and laundry off a central corridor. North facing lounge and dining areas lead seamlessly onto sun soaked decking, leading onto generous lawn peppered with established trees and perfumed roses. Private deck off the master provides a retreat in the tempered autumn afternoons. A single garage and workshop and transportable sleepout/tiny house adds considerable value to a buyer wanting to create strong family memories in this historic Auckland settlement.

www.mikepero.com/RX3653642



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SIX CAR UNDERCOVER PARKING - BEAUTIFULLY KIWIANA 3 3 1

By Negotiation

26 Vina Place, Massey
By Negotiation

That's not a typo, six under cover carparks, plus another three hard stand car parks plus parking on its own drive in a cul-de-sac location. If you like a car or nine and need a big footprint to keep your precious metal safe, this is a home that you'll fall in love with. A traditional weatherboard home, offering great bones, through three bedrooms and bathroom off the central corridor, laundry, kitchen-dining and formal lounge with a featured closed woodburner. Decking to the North East with conservatory and alfresco to the grassed yard, set on 812 sqm (more or less). A close distance to schools, convenience shopping, parks, transport links and motorway on-ramp. This property not only has convenience it is convenient. So many options, such a unique proposition.

www.mikepero.com/RX3640030



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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 aquafer
- 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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HOME, MINOR, STABLES, LAND OF PLENTY

5 2 2

By Negotiation

412 Taupaki Road, Kumeu
By Negotiation

Welcome to Equine Heaven, a property that delivers significant infrastructure to satisfy a buyer that wants to work, play and invest in their future. Set on 4.4 hectares (approx) of land and offering some significant lifestyle value. Large 5 bedroom home, with 2 bathrooms and 3 plus living areas. Double garage and extensive 3 bay shed. Independent minor dwelling with garage. Beautifully appointed in-ground pool. Seven paddocks. Arena, outside stables, inside stables, tak shed. Security gates, and good fencing. Extensive entertainers decking. Seldom available with so much on offer, we welcome buyer interest and feedback. Long settlement options are very much on the table to the right buyer.

www.mikepero.com/RX3654132



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Testimonial

"Best experience.

Can't fault our dealings with Graham, his experience and professionalism were second to none. I have no doubt he got the best price for us in a declining market.

Have used Mike Pero previously and definitely would again."

Glenys & Lance

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PROUD EMPLOYER OF
FIRE AND EMERGENCY
VOLUNTEERS

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REAL ESTATE |

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*A NorWest
Celebration
of what
makes a great
kiwi barn!*

BARN WE LOVE



Showcase & enter your Barn to **WIN**

The old, the new and the in-between, a tribute to the kiwi barn, shed & sanctuary

We are taking a look into history and all the latest creations, spotlighting what fabulousness there is in our area.

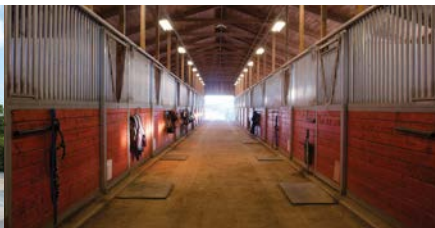
*So come on rural communities - take a photo of your barn, especially those with the "wow" and the "OH MY GOD I want one" factors and enter **Barns We Love**, there are fantastic vouchers to be won!*

Celebrate with us by registering your barn today!

Simply text the word **barn** to **027 632 0421**

and we will get the details to you!

Be Quick!
First 10 registrations go into a special draw to **WIN** a voucher from **Mitre10 Mega!**



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