



Property-

HUB.NZ

Twenty Second Edition - March 24

Property market report

It is full steam ahead in the residential/ lifestyle property market and auction rooms over the last month have been full of listings but not full of buyers.

The sales rate remains relatively low overall, and of 449 properties offered for sale over a week in February 2024, 167 properties sold under the hammer, representing a sales rate at 37%. This clearance figure (around 30%) seems reasonably consistent through the greater Auckland area.



With high levels of housing stock available, auction rooms are likely to remain busy throughout February and March, however with clearance rates for Rodney being as low as 25%, there is much work to do, to get Buyers and Sellers on the same page.

It appears the market remains relatively soft and buyers are being cautious over price, therefore, if you are selling and are happy to meet market expectations you will sell.

Interest rates are still the talking point when buying, however remember, this is only a point in time, and when interest rates go down, house prices will go up, so a great time to invest even if you have to pay more for money today.

In regards to Interest rates in the market this is how we are tracking:

ANZ	floating 8.64%	3 year 7.35%	5 year 7.34%
ASB	floating 8.64%	3 year 6.89%	5 year 6.55%
BNZ	floating 7.39%	3 year 6.79%	5 year 6.75%
Kiwibank	floating 8.50%	3 year 7.65%	5 year 7.49%
TSB Bank	floating 9.44%	3 year 7.55%	5 year 7.59%
Westpac	floating 8.64%	3 year 7.25%	5 year 6.99%

With LVR restrictions rumoured to relax in June 2024 and the 10 year brightline test being repealed in July 2024, you would have to conclude that the best time to buy a house is over the next several months when supply is high, prices are soft and Vendor motivation is strong. Lets look at the sales:

Helensville	\$840,000
Hobsonville	\$620,000 to \$1,776,888
Huapai	\$1,197,500 to \$1,240,000
Kumeu	\$770,000 to \$2,965,000
Massey	\$515,000 to \$1,530,000
Parakai	\$540,000
Riverhead	\$1,635,000
Swanson	\$855,000 to \$955,000
Taupaki	\$3,100,000
Waimauku	\$947,000 to \$3,100,000
West Harbour	\$820,000 to \$1,040,000
Whenuapai	\$790,000 to \$1,250,000

If you are looking to achieve a great result for the sale of your property please contact me today for a free pre-sale property checklist and appraisal that will provide a starting point in your decision-making. After 18 years working with buyers and sellers, I have a depth of knowledge and experience to share with you. No cost, no obligation, just some honest feedback. Call me, Graham McIntyre AREINZ directly at 0800 900 700, via text at 027 632 0421, or through email at graham.mcintyre@mikepero.com. Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008.

Maximizing Investment Returns

For individuals entering the realm of property investment, the decision of whether to manage their properties independently or to enlist the services of a professional property management company carries significant weight. While the allure of self-management may initially seem appealing due to perceived control and cost-saving opportunities, it is crucial to weigh the full spectrum of responsibilities and risks associated with this choice, especially for first-time investors. Self-management requires handling a number of tasks such as strategic advertising, rent calculation, tenant screening,



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maintenance, and legal compliance. While these responsibilities may appear manageable at first glance, executing them effectively demands a high level of expertise and commitment. As challenges accumulate, including stress, high vacancy rates, and tenant-related issues, self-managing landlords may find themselves overwhelmed and struggling to maintain profitability.

Professional property management companies offer a comprehensive suite of services designed to alleviate the burdens associated with property management while maximising returns. At The Rent Shop Hobsonville, we provide tailored solutions to address the specific needs of property investors, offering expertise across key areas:

1. **Optimising Vacancy Rates and Rental Returns:** Our team conducts complementary appraisals, providing insights into market performance and rent valuation. By recommending practical renovations and targeted marketing strategies, we enhance a property's appeal, thereby minimising vacancy rates and maximising rental returns.

2. **Tenant Selection and Screening:** Leveraging extensive databases and sophisticated marketing strategies, we identify and attract ideal tenants for your property. Our thorough screening process includes comprehensive background checks to ensure reliability and compatibility, mitigating the risk of problematic tenancies.

3. **Legal Compliance and Dispute Resolution:** Our Property Managers stay abreast of the latest safety and legal standards, ensuring compliance with regulations such as Healthy Home Standards and pool fencing requirements. Regular training and workshops conducted by our Training Manager equip our team with the expertise necessary to navigate the complexities of residential tenancy law. In the event of disputes, our experienced professionals adeptly manage negotiations and represent landlords' interests, providing peace of mind and ensuring legal compliance.

4. **Maintenance and Repair Coordination:** We take on the responsibility of maintaining properties in optimal condition, coordinating with trusted local tradespeople to address repair

and maintenance issues promptly. By ensuring a secure and well-maintained living environment for tenants, we enhance tenant satisfaction and preserve the long-term value of your investment.

While engaging a professional property management company entails additional costs, the benefits outweigh the expenses in the long run. By outsourcing management tasks, landlords gain peace of mind, reclaim personal time, and reduce stress, ultimately leading to potentially higher returns on investment. For serious investors aiming to achieve their financial goals, partnering with a reputable management company is a strategic and forward-thinking decision.

At The Rent Shop Hobsonville, our team of property management experts brings years of professional experience to the table. We are committed to transforming your property investment experience, providing personalized solutions to meet your unique needs. Experience the difference professional management can make.

Mike James 021 413 660 mike.james@therentshop.co.nz

The picture-perfect dream or the beginning of a nightmare?

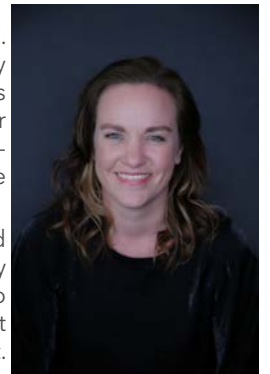
By Elyse Crowther of ClearStone Legal

It can be pretty exciting buying off the plans. Your dream is the picture-perfect, shiny new home. After months (or sometimes years) of waiting, you finally get to do your pre-settlement inspection. But your brand-spanking new home is not perfect - there are defects.

Whether you're buying a new or old property, defects do occur. It is particularly common with newly built homes for there to be a number of (usually minor) things that haven't been completed or aren't perfect. So, what happens next?

Generally, with an off the plan purchase you won't have the same rights to compensation, retentions or to delay settlement. However, you are protected under the Building Act and you will likely have a maintenance clause in your agreement that provides the ability to raise any defects from faulty workmanship or materials and the developer is required to rectify them within the period set out in the clause.

We recommend you complete a pre-settlement inspection as soon as possible once CCC has been issued. You can do this yourself or you can take a builder through and from here you can prepare a list of any defects in the property and give formal notice. Don't panic if you don't pick up everything, you can raise issues after settlement



the
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too.

What's defined as a defect in a new build? It could be anything from a rough paint finish, paint marks on the carpet, shower seals not done correctly, a leak in a tap or even a missing handle from a door. The vendor is required to fix the defects. If you raise them prior to settlement, you may find that some of them are rectified before, however they will most likely be completed after settlement has occurred. However, if there is a more major defect that makes the property uninhabitable, then this will need to be rectified prior to settlement.

Let us help you live the dream and avoid potential nightmares. Give us a call on 09 973 5102 or make a time to come and see us at either our Kumeu or Te Atatu office.

Six must-do's in matrimonial separation

Navigating a matrimonial separation can be a complex and emotionally challenging process. It's important to approach it methodically and consider various legal, financial, and emotional aspects. Here's a step-by-step guide to help you through the process, including dealing with assets:



Seek Legal Advice: Consult with an attorney who specialises in family law. They will help you understand your rights, responsibilities, and the legal implications of your separation.

Collect Important Documents: Gather all relevant documents, such as marriage certificates, financial records, property deeds, bank statements, tax returns, and prenuptial agreements.

Temporary Living Arrangements: Decide whether you and your spouse will continue living together during the separation or if one of you will move out temporarily. This should be discussed and agreed upon if possible.

Child Custody and Support: If you have children, establish a temporary custody and visitation plan. Determine child support arrangements according to your state or country's laws.

Spousal Support: Discuss and potentially negotiate spousal support, if applicable, based on factors such as income, length of marriage, and financial needs.

Asset and Debt Inventory: Create a comprehensive list of all assets (e.g., real estate, vehicles, investments) and debts (e.g., mortgages,

loans, credit card debts) acquired during the marriage. This will be crucial for property division.

For a complete step-by-step guide and a matrimonial separation checklist contact Graham McIntyre AREINZ on email graham.mcintyre@mikepero.com or call/text 027 632 0421. With over 17 years operating at the top of the real estate market and with AREINZ qualification, Graham is a proven, stable, professional by your side helping and guiding you to the very best decisions and outcome.

Five must-do's, before you list your home for sale

Investing in certain key areas around your home before selling it can help increase its appeal to potential buyers and potentially fetch a higher selling price. Here are the five most important things to consider:



1. **Curb Appeal:** The first impression matters. Enhance your home's curb appeal by investing in landscaping, exterior painting, and repairs. A well-maintained exterior can attract more buyers and create a positive initial impression.

2. **Interior Updates:** Focus on interior upgrades that can add value. Consider fresh paint in neutral colors, modernising fixtures and hardware, repairing any visible damage, and updating outdated appliances. Kitchens and bathrooms are often considered the most critical areas to renovate.

3. **Home Staging:** Staging your home can help potential buyers visualise themselves living there. This might involve rearranging furniture, adding decorative items, and ensuring that each room is well-lit and inviting.

4. **Energy Efficiency Improvements:** Many buyers are interested in energy-efficient homes. Consider investing in energy-efficient windows, insulation, a programmable thermostat, or even solar panels if it's cost-effective for your area. These upgrades can appeal to environmentally conscious buyers and potentially reduce long-term operating costs.

5. **Maintenance and Repairs:** Prioritise essential maintenance and repairs. This includes fixing any leaks, replacing damaged roofing or siding, addressing electrical and plumbing issues, and ensuring that the property is in good working order. A well-maintained home is more attractive and can give buyers confidence that they won't encounter immediate problems.



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Loan Market

Stephen Massey
Mortgage Adviser

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021 711 444

Let's chat.

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Remember that the investment should be proportionate to the potential increase in your home's selling price. It's essential to conduct a cost-benefit analysis to determine which improvements will deliver the best return on investment for your specific target buyer. Consulting with your chosen real estate agent may provide a valuable insight into what upgrades are most likely to pay off for localisation and target audience. If you would like to understand more or you'd like a free property appraisal that considers the elements above and the potential gains available to you please call Graham McIntyre AREINZ, Mike Pero Real Estate, Licensed REAA2008, on 0800 900 700 or 027 632 0421.

Do you pay to get the support and help of a mortgage adviser?

A mortgage adviser (or mortgage broker), acts as an intermediary between you and the bank, helping you find the most suitable home loan products that match your specific needs and financial circumstances.

They have access to a wide range of loan options from various banks and lenders, allowing them to compare and recommend the most suitable options to our clients.

Mortgage advisers also have in-depth knowledge of the home loan market and can guide borrowers through the complex and often



overwhelming process of securing a home loan.

In short, a mortgage adviser takes care of all the legwork for you when it comes to researching the best bank, loan options and ultimately applying for the loan. They also take care of the negotiations when it comes to interest rates and cash contributions from the bank.

While your personal banker can also give you good guidance and recommendations but remember, they can only offer advice on their own products so you may be missing out on a more suitable option elsewhere.

So how do mortgage advisers get paid?

Contrary to popular belief, mortgage advisers generally don't charge a fee for their advice and service. Instead, they earn a commission from the banks and lenders upon the successful referral of a new mortgage customer and subsequent draw down of a home loan.

Savings for the borrower

A mortgage adviser's ability to secure a better interest rate or negotiate more favourable loan terms can potentially result in long-term savings for borrowers.

The ongoing service provided by a mortgage adviser after you have settled on a property can also save you time and hassle - like when it's time to refix your interest rate, or if you need a top up on your home loan.

So, if you would like some support or advice please don't hesitate to get in touch with me for an obligation free chat.

Stephen Massey - Loan Market, Call 021 711 444 or check out my website loanmarket.co.nz/stephen-massey.

The 3 reasons that a property sells

It is not a mystery, and it is certainly not shrouded in secrecy, however it is sometimes confronting that even Sales People do not have the clearest grasp on what has to be right in order for a property to sell at the best price and in a timely manner.

After 17 years operating at the highest level in residential property sales in the Auckland market, these are the key things you need to get right in order to sell well.

1. Marketing - The marketing of a property is not words on paper and seldom is it the 45 second video but it is a careful mix and understanding of the audience, the competing houses in market



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and the advertising mediums that best convey the messages to a Purchaser. Sometimes the simplicity of the message gets lost in marketing mumbo-jumbo and the agent ignores key search words and localised interest. A clear understanding of audience and competition defines who is going to buy the property and highlights the mediums that will deliver the best message to the Buyers.

2. Energy of the Real Estate Sales Person - If your Sales Agent lacks engagement, motivation, energy and charisma there is a good chance that the Buyers will have the same opinion. Your agent must be positive, communicate well, be upbeat and thorough. They need to deliver a buying experience that provides information and also listens for key pieces of information. High energy agents tune into a Buyers and discuss value, motivation and emotion. Energy is a result of drive, and motivation and results in greater satisfaction to both the property Owner and the Purchaser.

3. Price - This is the least important of the three and is confused by many Real Estate Agents as the main reason a property sells or does not sell, this is not so. The price afforded a property is a direct result to a range of factors being affordability, desirability, and competition for ownership. Any combination of these elements can deliver an increased sale price but failure to generate any or all will see the sale price of a property continue to reduce.

You may have had experience in the past that resonates with these reasons and likewise the information here may have provided some timely in-put into historical non-performances. The reason that Mike Pero Real Estate exceeds our customer expectations is our low fee structure and our excellent and customised marketing. We focus on the Purchaser audience and the words that motivate action.

We are aware of competing properties and focus our messages to highlight the unique advantages/ perceived advantages that will resonate. In addition, we can use the complete suite of marketing mediums including television, glossy magazines, High traffic web sites, premium social media content, signage, database targeting, community flyers including but not limited to editorial, photography or videography.

All the sales team within Mike Pero Real Estate are high performers from other brands that understand great process, high energy and uncompromised motivation. We work with most agents from all brands and promote your property to the public directly and via buyers' agents within other brands. We engage other agents by sharing our commission which ensures the Property Owner gets the lowest commission available but the biggest pool of potential Buyers regardless of who they are working with. If a sale is not concluded, we don't get paid and the rest is history. Our motivation, energy and drive is uncompromised.

Mike Pero Group enjoys a wide spectrum of independent Mortgage Brokers that provided first tier and second tier lending to Purchasers wanting to own a home. This relationship between Mike Pero Real Estate and Mike Pero Mortgages ensures that Purchasers get the very best mortgage advice to increase the ability to access funds, the right banks and financiers who are doing the business and the professionalism to bring all the elements together.

Once all is said and done, if you are on the market and seeking to sell and find this information helpful, it might be time to call me directly, Graham on 027 632 0421, or email graham.mcintyre@mikepero.com. It will provide clarity to a sometimes uncertain and

FREE STEP-BY-STEP HELP GUIDE

Selling and Buying can be daunting

It can make you feel a little out of control, lost, and confused.

I take the time to listen to and discuss your goals and needs. I then walk you through all the steps to get there, inch by inch, piece by piece, helping you gain a better understanding of what's involved and delivering an improved real estate experience. My role is to assist you to make the best decisions just for you – today and into the future.

My name is **Graham McIntyre** and I am here for you and to ensure you can make your best decisions about your property plans.

Graham McIntyre

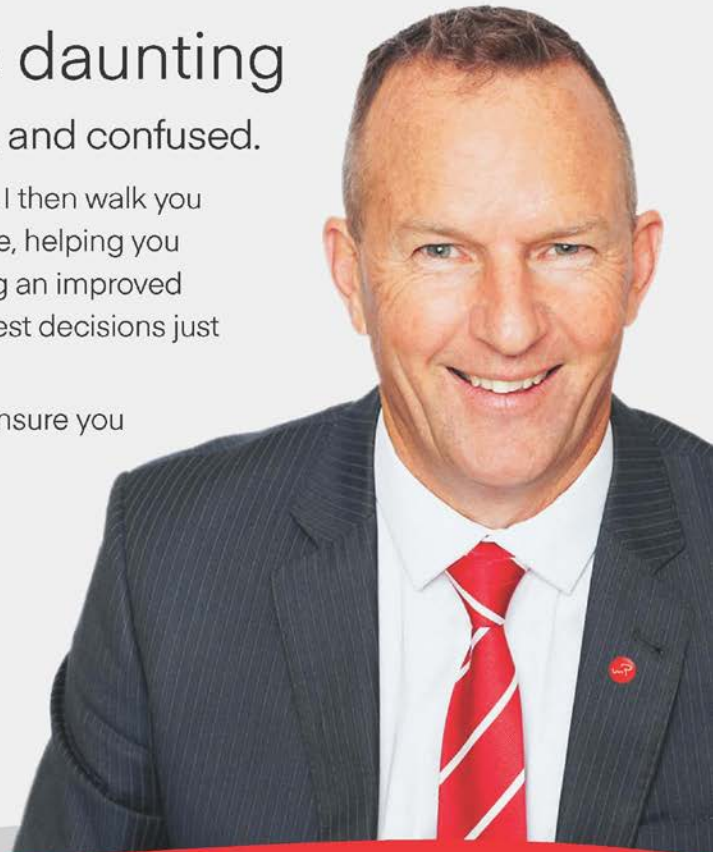
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Hi! I'm Heather, founder of Mortgage Ladies and Co, dedicated wife, mum, and the face behind that awesome stiletto logo. Our logo symbolises what happens when things get tough around here - I don my power heels to go into action to get the job done. I'm driven by my passion for helping families and individuals on their financial journey.

All good relationships start with open communication and honesty, and I absolutely stand by the Mortgage Ladies and Co motto - with you every step of the way; but don't take my word for it - check us out at Mortgage Ladies and Co.

Whether you are looking to purchase your first property, an investment property, debt consolidate or refinance we are here to help you navigate your journey. If you're looking for financial guidance, get in touch for a chat today.



A flood of issues to consider when buying property

It has been over a year since the tragic floods in Auckland in 2023. Since then, New Zealand has still experienced severe weather patterns throughout the country. Before buying a property, it is essential to conduct thorough research on the area's history of flooding. This can be done by checking with local councils to see if the property is situated in a flood-prone zone or if it has ever been affected by flooding in the past. It is also advisable to check with other residents in the area as to the likelihood and severity of this happening.

It is equally important to consider the type of flooding that may occur in the area. Some regions are more prone to river or coastal flooding, while others may be at risk of flash floods caused by heavy rainfall. Understanding the type of flooding that may affect a



property can help in making informed decisions about its suitability. A flood path might run directly through the property or may affect the roads accessing the property to the extent that getting in and out of the property may be difficult.

Potential buyers should also consider the insurance implications of buying a house in a flood-prone area. Insurance premiums for homes in high-risk areas may be significantly higher, and in some cases, insurance may not be available at all.

Overall, being aware of flooding issues is crucial when buying a house. By doing thorough research and seeking professional advice, buyers can make informed decisions about the suitability and potential risks of a property before making a purchase. If you are looking to buy or sell a property and are wanting more information on this or any other legal issues you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Laser Whenuapai and Roofing Whenuapai

February is officially the last month of summer which means autumn is here. Autumn offers us more settled weather, and the deciduous trees turn beautiful shades of yellow, gold and orange.

It is also an ideal time to start thinking about making sure your property is ready for the months ahead.

Drainage - drains should be kept clean and clear for them to work effectively. Drain maintenance goes a long way in keeping your drains in good working condition and reducing the chance of a blockage. Laser Plumbing Whenuapai can provide regular maintenance checks to prevent blockages from occurring. And if a blockage does occur, we have specialist equipment to clear out stubborn blockages.

Our qualified drainlayers can perform a full range of drainage repairs and replacements, from new drainage through to storm water and waste water works. We offer CCTV services as well as a state of the art 24/7 drain unblocking service for any unforeseen emergencies.

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



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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.

Streamlining Your New Build or Renovation: Expert Electrical Design Solutions

Feeling overwhelmed about your new build or renovation? Let us take away that stress (at least from the electrical point of view).

Seb has been in the industry for over 17 years and prides himself on keeping up to date with design and product knowledge. Our software allows us to design the electrical for your home, giving us quantities, and specifications and making changes so there are no surprises when you are trying to work out your budget.

Our electrical plans are easy to understand, and Seb will sit down with you to understand what you are wanting in your home, what's a non-negotiable and what your nice-to-haves would be. We are also big on future-proofing, so even though you might not have an electric car now, should we future-proof for that just in case you do it later? It's much easier to do it during the build than down the track. Don't want those outdoor lights yet, but think it might be something you may like in the future. Lets wire for them, just in case.

We are about solutions, not problems, so if an issue comes up during



the build, we are always there to fix it. Something's not going to plan; we're there to pivot and come up with another way of doing it.

Building or renovating shouldn't be a hassle; your trades should be there making it an enjoyable process. If you're looking for an electrician who has your best interests at heart give Blackout Electric a call.

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Call us today on 027 260 8225 for a free no-obligation quote.

March garden to kitchen

Watering is critical to the survival of plants over summer months. Check watering systems are working. Check pots and planters daily and deep water if necessary. Ensure all edible crops are watered well. Water less often but more thoroughly and take your time and check that the soil is wet to at least 5cm. Water in the early morning or early evening to reduce water loss due to evaporation.

March can be the month where vegetable crops are attacked by pests and diseases so be prepared to spray when necessary and if pests have become a problem use an environmentally friendly spray around your vegetables, spray late in the day when the bees have



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gone home. Replace sticky traps when necessary.

It's time to plan your winter veggie garden, sow seeds now for harvesting in winter - rhubarb, leek, radish, cabbage, cauliflower, broccoli, silverbeet, spinach, beans, beetroot, carrot, parsley, lettuce/rocket/mesclun and onion. It should be warm enough in most areas now to sow directly into the garden, water often as they dry out quickly.

Plant seedlings - cabbage, beetroot, cauliflower, leeks, celery, pak choi, spinach, parsley, silverbeet.

Stay on top of weeds as they compete for water and nutrients and give pests a place to hide, use a hoe around the vegetables.

To encourage tomatoes to ripen remove any leaves that are shading the fruit. Remove any damaged fruit straight away to prevent disease spreading, keep plants well-watered and fed. Check the stakes are holding the weight as the plants become heavy with fruit.

Harvest garlic when tops have flowered then turned yellow. The lower leaves will have also started to turn brown.

Start harvesting fruit trees as they become ready, check their readiness by tasting. Remove any fruit that has fallen to the ground as this will help break the life cycle of bugs.

Check all fruit trees for overly heavy branches and remove some fruit early if necessary to protect the whole branch.

Keep plenty of water on passionfruit and tamarillos as they get close to harvest.

Trim away leaves covering grapes to expose fruit to ripen with the sun. Cover with netting to protect the ripening fruit from the birds.

Start tidying strawberry beds.

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Those chilly nights are nearing. Every household deserves a cosy and dry home for the upcoming winter season. So, beat the rush. Install your wood burner now. Supply, installation, consent all taken care of by us. Inserts and free standing both available.

Don't let the winter doldrums get you down. If you have a roof leak that's giving you grief, we're here to help. We specialise in roof repairs and preventative maintenance. Be sure to book that niggly roofing service in today.

Are you providing safe and clean drinking water for your family?



Elderly, children, babies, pregnant women and immune compromised people are most at risk. Install your UV filtration system now to stop unwanted waterborne threats like bacteria and viruses. Being chemical free, it is the natural way to ensure safe drinking water to your whole home. A cost efficient and effective way to ensure your drinking water is safe. Make a move to safeguard your family's well-being.

Contact us today for FREE quotes for fireplace installations, water storage tank supply and install, UV filtration, roof repairs, food safety testing for Council requirement, roof water and bore water testing, bore water analysis and all your general plumbing maintenance.

Contact us at info@kpl.co.nz or give us a call on 09 412 9108.

Irrigation – the key to a healthy thriving garden

El Nino is well and truly here and delivering us a hot dry summer as predicted. To keep your garden looking optimal during the summer, we recommend installing a good irrigation system to promote water efficiency, save time, ensure consistent plant growth, and provide the flexibility to meet the specific needs of different plants, contributing to a healthy and thriving garden. We have not yet had a client who has regretted putting in irrigation, but we can't say the same for the opposite.



There are three main reasons why we strongly recommend including an irrigation system in your garden:

Efficient Water Distribution:

An irrigation system equipped with drip emitters or soaker hoses ensures a consistent and controlled flow of water directly to the roots of each plant, promoting optimal growth.

Optimal Plant Health:

Consistent and appropriate watering is crucial for the health of plants. An irrigation system provides a controlled environment that helps prevent underwater and overwatering, reducing the risk of stress, diseases, and nutrient deficiencies.

Time-Saving Convenience:

Watering even a small garden manually can be time-consuming, and it's easy to forget or neglect this crucial task. An irrigation system allows for automated and scheduled watering, reducing the time and effort required to maintain your garden.



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0275 111 111

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There are two main types of irrigation we use on our projects:

Drip Irrigation - recommended for pots

A highly efficient method that delivers water directly to the base of each plant, minimising water wastage. We highly recommend this type of irrigation for pot installations as the water is delivered precisely and exactly where it is needed, ensuring the longevity of your plants.

Soaker Hoses - recommended for garden beds

Soaker hoses are porous hoses that release water along their length, providing a slow, even soak to the soil. They are easy to install and are laid out in specific patterns to match the layout of your garden beds.

City Botanics specialise in small urban gardens, terraced housing, balconies, and decks. If you are thinking about transforming your small outdoor space, contact Martin and his team 027-215-7884 www.citybotanics.co.nz.

Fabulous Furniture – Let's table this feature

Last time we introduced you to award-winning Natural Timber Creations' awesome kitchen design, manufacture and installation process. Not only do we do kitchens extremely well, our talented craftsmen also have experience, expertise and old-school creative skill in designing and making stunning pieces of unique furniture.

The technical and creative ability and know how required to make a special custom piece of furniture is still alive and kicking here at NTC, giving you an heirloom feature piece for your home. We don't mass produce so we guarantee quality, beauty and durability. From minimalistic and modern through to more ornate pieces, we are here to deliver.

We are a one stop shop from design, manufacture through to installation - the same folk complete the entire job, and are invested during all points of the process.

We are experts in furniture manufacture but that doesn't stop us from realising your dream in any finish or style. Take a look at our website: www.naturaltimbercreations.co.nz or contact Paul Marley on 021 111 9637.



Apex Developments

For any of your construction needs no job is to big or small. We can handle any size project from start to finish, providing a full range of services and solutions Auckland wide. Here at Apex Developments we can help you accomplish building or renovating your dream home.

Qualified LBP Builders; Competitive Rates; Renovations; Extensions; Alterations; New Builds; Fences; Kitchens; Bathrooms; Decks; Painting; Plastering; Interiors; Outdoor living spaces. Give us a call on 020 412 80780.



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.

Colourseal is a highly durable coloured coating that adheres to the 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.b@theprogroup.co.nz.



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has to
be the best


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Email: completcartage@hotmail.com

Area Property Stats

Every month Mike Pero Real Estate 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 hobsonville@mikepero.com.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
HELENSVILLE	840,000	345M2	121M2	840,000		830,000	100M2	89M2	695,000
HOBSONVILLE	1,325,000	269M2	175M2	1,237,500		1,125,000	654M2	191M2	1,050,000
	705,000	0M2	83M2	620,000		880,000	189M2	99M2	902,000
	860,000	80M2	120M2	965,000		1,425,000	999M2	215M2	1,132,000
	1,230,000	177M2	170M2	1,249,000		1,400,000	851M2	190M2	1,110,000
	885,000	0M2	81M2	740,000		870,000	536M2	104M2	790,500
	2,750,000	0M2	109M2	1,555,000		1,000,000	173M2	140M2	995,888
	1,375,000	204M2	233M2	1,318,000		1,200,000	719M2	120M2	810,000
	970,000	167M2	99M2	955,000		1,300,000	502M2	225M2	1,257,500
	1,445,000	287M2	169M2	1,322,000		1,650,000	787M2	190M2	1,215,000
	850,000	105M2	825M2	640,000		980,000	628M2	112M2	1,280,000
	1,260,000	208M2	164M2	1,250,000		1,000,000	419M2	220M2	753,000
	1,680,000	360M2	223M2	1,620,000		960,000	673M2	90M2	850,000
	1,025,000	145M2	161M2	1,200,000		1,100,000	565M2	139M2	871,000
	1,780,000	329M2	274M2	1,776,888	PARAKAI	580,000	276M2	112M2	540,000
HUAPAI	1,375,000	745M2	192M2	1,240,000	RIVERHEAD	1,780,000	800M2	256M2	1,635,000
	1,250,000	1220M2	180M2	1,197,500	SWANSON	770,000	450M2	120M2	855,000
	1,325,000	581M2	178M2	1,204,000		1,025,000	640M2	134M2	955,000
KUMEU	860,000	114m2	116m2	770,000	TAUPAKI	3,300,000	5.25HA	290M2	3,100,000
	1,625,000	592M2	236M2	1,480,000	WAIMAUKU	970,000	1265M2	132M2	947,000
	2,150,000	1.05HA	350M2	2,965,000		2,775,000	9.28HA	407M2	3,100,000
	1,300,000	503M2	171M2	1,175,000		1,225,000	1501M2	230M2	1,246,000
	930,000	220M2	98M2	861,500	WEST HARBOUR	1,620,000	882M2	300M2	905,000
MASSEY	1,130,000	675M2	128M2	928,000		860,000	76M2	130M2	830,000
	1,875,000	2909M2	347M2	1,530,000		870,000	0M2	100M2	820,000
	600,000	61M2	51M2	515,000		1,000,000	236M2	105M2	1,040,000
	890,000	151M2	100M2	846,000		980,000	209M2	109M2	840,000
	930,000	180M2	86M2	885,000		880,000	140M2	112M2	830,000
	1,325,000	842M2	130M2	1,063,000	WHENUAPAI	1,365,000	360M2	225M2	1,250,000
	1,425,000	862M2	240M2	1,165,000		790,000	0M2	86M2	790,000

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

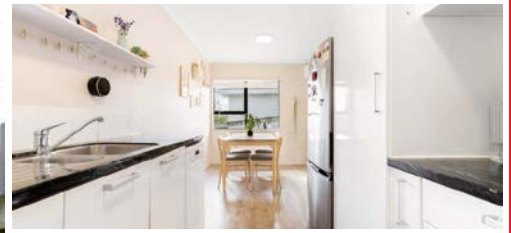
Plus \$490 admin fee. All fees and commissions + GST



Graham McIntyre
Brand & Territory Owner
027 632 0421

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OMG \$749,000 3 BDRM, STAND ALONE IN ROYAL HEIGHTS

3 1

\$749,000

2 / 12 Benchmark Drive, Massey
Asking Price \$749,000

Low maintenance, fully fenced, set off the road, elevated, not in a flood plain, no high tension power lines. This motivated Vendor is excited about a new opportunity that has fallen into the lap. As such this three bedroom, stand alone home is going, going, gone. Set on a smaller footprint, it has an easy care section and is fully fenced and secure. Three bedrooms, one bathroom, all off a central hall and an open plan kitchen, dining and lounge with integrates with slider to good decking, for a first home buyer, this is truly the best starter. Presented to a high standard, and sold by owner occupier, you'll feel the home has been loved and is presented to be sold. An easy access and easy care home, let's make this an easy purchase.

www.mikepero.com/RX3960462



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BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Orah 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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ELEVATED NATIVE GLADE - OUTSTANDING BUILDING SITE

By Negotiation

15 Te Aute Ridge Road, Waitakere By Negotiation

Fabulous opportunity to create your very own slice of paradise, with multiple building site options and driveway access in place. The site provides expansive North facing valley views through established native bush cover, providing some stunning visual aspects and the song of Tui and Kereru. A transportable solar one bedroom working shed adds value to a buyer wanting to experience the best of site before building. Come view this dynamic landscape and plan your future with one of the very best North facing building sites on market for a very special home. Te Aute Ridge Road has an east and a west access, the latter is a gentle hill climb with the eastern road being a steeper gradient. Therefore you may like to drive the circuit and enjoy the best aspect of this idyllic environment.

www.mikepero.com/RX3758203



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AFFORDABLE IN GLEN EDEN, WIDE VIEWS, NTH FACING 3 2 1

By Negotiation

20 Terra Nova Street, Glen Eden By Negotiation

Set on a large 700sqm footprint, a short walk from shops and transport hub. On offer is a traditional 1970's bungalow with standalone garage enjoying gentle sloping north facing land. Generous sunshine through the open plan kitchen, dining, lounge onto North West decking looking over to Henderson and the Waitakere Ranges. Three bedrooms and bathroom off the central hallway and a separate laundry by the back door. This is a great no-nonsense starter that will give you years of enjoyment, adding your own style and planting your orchard. Don't delay, they don't stay on market for long. For additional documents and viewing contact me today.

www.mikepero.com/RX3792484



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PARK VIEWS - AFFORDABLE COUNTRYSIDE LIVING

3 2 1

By Negotiation

23 Taupaki Road, Taupaki By Negotiation

This charming home, nestled on a generous 1012 sqm (approx.) parcel of land reminiscent of a traditional ¼ acre site, is a testament to the enduring power of character. Boasting three bedrooms, it has been cherished by the same family for decades, offering a canvas both inside and out, for you to make your mark. The undeniable allure of this property lies not only in its potential for personalization but also in its unparalleled aspect. Facing North, it commands a captivating view overlooking the Harry James Reserve and playground-a true community treasure. Convenience is at your doorstep with a brief stroll leading to Taupaki Primary School. The proud owner affirms that this home has stood resilient against water ingress and flooding, ensuring a secure and dry footprint.

www.mikepero.com/RX3858802



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LIFESTYLE-URBAN BLEND - GOOD LIFE ON ALMOST ½ ACRE

4 2 2

By Negotiation

29 Sunny Crescent, Huapai By Negotiation

Seldom found this is an outstanding mini-lifestyler in an urban setting, offering the best of urban and lifestyle living. Offering the good life in so many ways, the home has been meticulously crafted to deliver functionality and beautiful form. Clad in Hinuera split face, kiln fired stone, it offers a special exclusive style that merges seamlessly decking and patio entertaining. Extensive sliders deliver the outside in, enjoying open plan lounge-dining and kitchen-cozy meeting the dynamic needs of family living. Hardwood flooring that takes your breath away. All bedrooms, bathroom and laundry off a central corridor. Master, ensuite and walk in wardrobe also enjoys slider access to north facing decking.

www.mikepero.com/RX3977654



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ELEVATED, KIWIANNA, LOADS OF SPACE

3 2 1

By Negotiation

30 Hartley Terrace, Massey By Negotiation

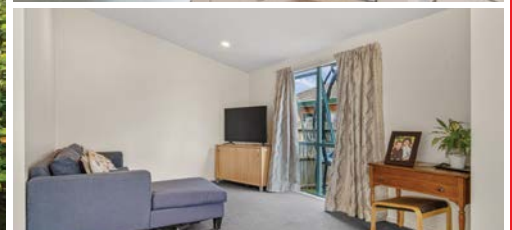
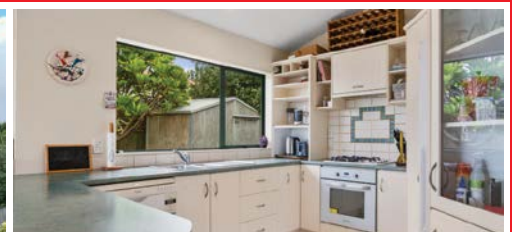
This Kiwi classic from the 1960s boasts an abundance of space and timeless charm. With solid foundation and an impressive pedigree, the warm and sunny three-bedroom layout follows a traditional design, featuring bedrooms, laundry, and bathroom along a central hall. The formal lounge, connects to the kitchen and dining area, extends seamlessly to a north-facing patio, inviting ample natural light. The lower level reveals a full rumpus area, an entertainment room, a hobby room, and double garage, ensuring there's space for every member of the household to enjoy and make their own. Low running costs with Solar in place feeding back to grid. Land area is 675 sqm with easy access to services front and back. So close to convenience shopping, transport links, schools and motorway access.

www.mikepero.com/RX3870297



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AFFORDABLE FAMILY LIVING, LOW MAINTENANCE LIVING

4 2

By Negotiation

56 Hetherington Road, Ranui By Negotiation

This 141 square meter (approx.) home stands as a testament to exceptional value. Boasting a versatile floor plan, it caters to the needs of a family or investor seeking distinct and separated spaces. The home features four bedrooms, two bathrooms, and two lounges, ensuring ample room for both personal retreats and communal gatherings. The uncompromised alfresco area invites the warmth of the sun, while private spaces offer tranquility and seclusion. This home harmoniously combines practicality with comfort, offering low maintenance building materials and an easy care 578sqm (approx.) property. Elevated and in close proximity to schools, convenience shopping and transport links.

www.mikepero.com/RX3926912



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BEAUTIFUL, NORTH FACING, KUMEU LIFESTYLE LIVING 4 2 1

By Negotiation

96 Pomona Road, Kumeu
By Negotiation

A short drive to Kumeu and Westgate - one of the best lifestyle addresses in Kumeu. Cultivate your future in this enchanting North-facing haven-a sprawling 4-hectare canvas of colour and established plantings that promises a life of endless possibilities. Immerse yourself in the natural kaleidoscope that surrounds a charming four-bedroom traditional bungalow, basking in the warm embrace of full sunshine and showcasing extensive rural views of the valley below. Level to gently sloping, sunny and sheltered, the land offers many opportunities to develop or leave it as is to enjoy your rural idyll. Add to this your very own nature reserve, garaging for 3-4 vehicles and your imagination will take flight.

www.mikepero.com/RX385511



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BRICK AND TILE ON 704SQM (APPROX.) - FAMILY OASIS 4 2 2

By Negotiation

130 Matua Road, Huapai
By Negotiation

A beautifully appointed and finished Ashcroft Home, offering an easy living 237sqm (approx). floor-print and a generous 704sqm (approx). section-size. From entrance to entertainment area the home seamlessly caters for a family that respects space, quiet and independence, offering two separate bedroom wings, entertaining and a multi-room offering media/ office/ guest room options. Four rooms and two bathrooms, separate laundry and oversized double garage. A large entertainers kitchen/lounge/dining leading to outside decking and lawn with established fruit trees and easy care garden. So much to see, and plenty to impress. This Ashcroft Homes build does set a high standard and certainly a great home to make your own.

www.mikepero.com/RX3758090



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OUTSTANDING VIEWS - SUNNY AND PRIVATE

3 2 2

By Negotiation

147 Wiseley Road, West Harbour By Negotiation

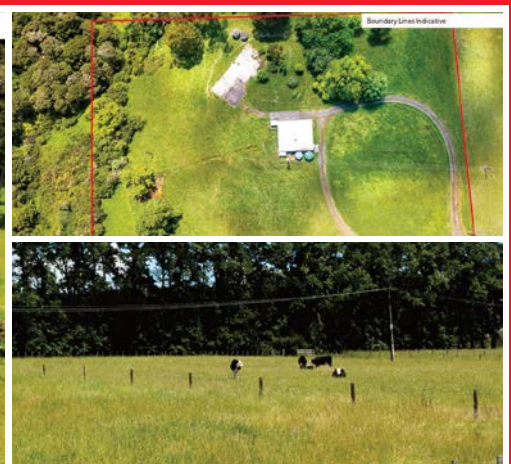
A genuine and much loved family home enjoying a perfect balance of views, sunshine and convenience. This brick and weatherboard home set over three levels provides an excellent stage for the whole family to perform at their best, offering pockets of space for all the family and their toys and tools. Double garage, formal entrance and storage rooms downstairs leading up to an entertainer's kitchen and separate cozy living with alfresco to decking on floor one. This leads through to dining, decking, and formal lounge overlooking the Marina. A bedroom, laundry and bathroom with access to the fully fenced back yard, safe for children and pets. Up to the next level with two generous bedrooms, commanding views and shared ensuite. So much to enjoy, so much to take in, this is an excellent home.

www.mikepero.com/RX3857660



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FLAT LAND - BIG SHED - AQUAFER BORE

By Negotiation

Lot 2 / 337 Ararimu Valley Road, Helensville By Negotiation

Offering a flat and usable 2.3 hectare (approx) land lot offering some significant benefits:

- An unconsented 150sqm (approx) plus high stud barn
- A deep bore with water rights accessing a deep spring aquifer
- A pre-existing house site (house removed) with septic and water tanks
- Power, water and waste infrastructure on site

This is a rare opportunity to buy land that has infrastructure already in place, and although it has no house on site it offers opportunity and improvement value.

www.mikepero.com/RX3570208



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OCEAN AND KAIPARA VIEWS, BUSH AND GRAZING 3 3 3

By Negotiation

429 Kiwitahi Road, Helensville
By Negotiation

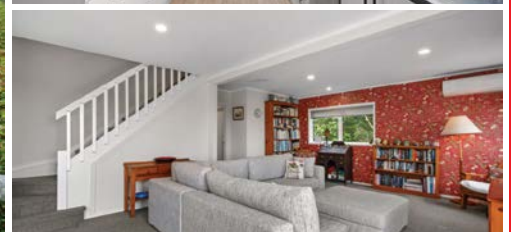
Indulge in the splendour of country living with this extraordinary home boasting unparalleled views to the Tasman Ocean and northward to the enchanting Kaipara Harbour. Nestled on a sprawling 1.6 HA (approx.) of land, the property features meticulously designed formal and informal gardens, meandering pathways, an amphitheatre, and unique micro-glade gardens seamlessly blending into native bush. This restyled and refurbished home offers spacious living areas, bedrooms, ensuites and with studio options, as outlined in the provided floor plan. Tailored for the discerning mature buyer who appreciates the value of active relaxation amidst a sun-soaked glade with breath taking panoramic views, this property is truly special.

www.mikepero.com/RX3870348



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RECENT REBUILD - AFFORDABLE LIFESTYLE WITH VIEWS 4 2 2

By Negotiation

812 Inland Road, Helensville
By Negotiation

Amidst a serene North West facing rolling landscape, this property offers breath taking views of the Kaipara Harbour and is just a short drive away from the charming Helensville Township. A remarkable opportunity awaits, as this fully rebuilt home, meticulously crafted to code, comes with the assurance of a 10-year master build warranty. Surrounded by regenerating native bush, an orchard, and a grassy glade, the property harmoniously integrates with its natural surroundings. This as new 4-bedroom, 2-bathroom home boasts an open-plan entertainers kitchen, dining, and lounge area, leading out to decking all designed to capture the beauty of the surroundings. Completing the package is a double garage and workshop.

www.mikepero.com/RX3894927



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LIFESTYLE, MIXED GRAZING/ REGENERATING BUSH

2 1

By Negotiation

1529 South Head Road, South Head By Negotiation

4.3 hectares (approx.), a short distance from Shelly Beach, West Coast Beaches, Golf Club and fabulous Waioneke School. An interesting and undulating parcel of land offering grazing and regenerating native bush providing the perfect backdrop to a simple but adorable two bedroom, board and baton home. Open plan living, dining, entertainers kitchen with central hallway accessing two north-east facing bedrooms, separate bathroom and laundry with storage options. Follow the farm track to the hill-top to enjoy an elevated potential house site and views through the valley to the mighty Kaipara Harbour, framed by rolling farms.

www.mikepero.com/RX3761280



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BREATH TAKING VIEWS, 1.58 HECTARES (APPROX) BARE LAND

By Negotiation

Lot 3, Kiwitahi Road, Helensville By Negotiation

Discover a rare opportunity on this expansive 15,860 sqm (approx.) piece of land, offering a diverse range of contours, from flat expanses to gentle slopes. With a North West facing orientation, this plot provides the canvas for crafting your own personal paradise. Embrace breath taking views and explore various landscaping possibilities within this distinctive microclimate. Tucked away from the road, convenience meets serenity, with services within easy reach. Unlock the potential for a harmonious lifestyle by exploring house and land package opportunities tailored to your vision for a dream home in this idyllic setting. We are happy to supply a list of the last 12 months of transactions in this area. For a complete transaction list please email graham.mcintyre@mikepero.com.

www.mikepero.com/RX3872524



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- Personalised marketing plan to highlight the best of your home
- Fair and transparent fees

*"His **knowledge** of all things real estate never failed to impress me"*



*"Graham delivers proven results with **integrity** throughout the entire process"*



*"Very professional and his advice is **invaluable**"*

*Verified seller reviews – Source: recentyears.co.nz



Graham McIntyre

Kumeu | Hobsonville Franchise Owner



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