



Property-

HUB.NZ

Eighth Edition - November 2022

Property market report

The fact that the median price rose while the REINZ House Price Index declined suggests there was a change in the mix of properties being sold, with properties in the upper price brackets selling more readily than those at the lower end.

This is clearly the case in Auckland's North West where the lack of lifestyle properties coming to market is forcing values to remain higher than predicted.



If you have a lifestyle block or section for sale, now is a good time to be on market.

According to the Real Estate Institute of NZ, 4943 residential properties were sold throughout the country in September, down 10.9% compared to September last year.

In Auckland sales were down 15.8% compared to a year ago and in the rest of the country excluding Auckland sales were down 20.0%. The last time sales were below 5000 in the month of September was 2010. Prices also continue to slide.

The REINZ House Price Index (HPI), which adjusts for differences in the mix of properties sold each month, was down 0.7% nationally in September compared to August and is now down 12.6% from its peak.

In Auckland the HPI declined 1.3% in September and is now down 17.3% from its peak in September 2021.

The HPI for the Wellington Region was down 0.9% in September and -19.8% from its peak, while the Canterbury HPI was down 1.3% for the month and is now down 7.0% from its peak.

However the national median house price rose slightly in September, to \$811,000 from \$800,000 in August (+1.4%).

Generally, properties are also staying on the market for longer, with the median days to sell rising to 47 in September which was 10 days more than in September last year.

Following an exceptional period of growth last year, spurred by government stimulus and closed borders seeing Kiwis invest locally,

the property market is moderating.

Owner-occupiers remain a strong buyer pool and agents in some areas report seeing more first home buyers, enticed by easing prices and less competition.

However property prices are still unaffordable to many trying to enter the market, particularly in larger hubs such as Auckland.

Auckland Agents are report seeing an increase in open home and auction attendance, which we would expect to see as we move into the summer.

However, the September data, and reports from agents, indicates that the expected spring uplift is not strong.

Let's look at the sales:

Helensville	\$880,000 to \$1,699,000
Herald Island	\$1,015,000
Hobsonville	\$695,000 to \$1,889,000
Huapai	\$915,000 to \$1,010,000
Kumeu	\$889,000 to \$3,850,000
Massey	\$740,000 to \$1,417,000
Muriwai	\$2,000,000 to \$2,300,000
Parakai	\$680,000 to \$1,075,000
Riverhead	\$1,195,000 to \$1,780,000
Swanson	\$755,000 to \$1,580,000
Waimauku	\$1,150,000 to \$2,000,000
Waitakere	\$1,400,000
West Harbour	\$960,000 to \$1,600,000
Westgate	\$1,290,000 to \$1,500,000
Whenuapai	\$760,000 to \$1,410,000

The buyer enquiry through email, text and phone calls is steadily increasing and I would encourage anyone that is considering selling a property to give me a call today on 0800 900 700 or email me graham.mcintyre@mikepero.com. After 17 years in real estate you will engage with a very professional and experienced agent that will highlight the best options to get you on and off market in a timely manner - Mike Pero Real Estate Ltd Licensed REAA (2008).

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You buy - they lie!

Cybersecurity incidents take place by various means every day. From virtual banking breaches to semi-open attacks, 2021- 2022 has been rough on IT security.

Remember LinkedIn's massive data breach earlier this year? On June 22, a user on a famous hacker site announced that nearly 700 million people's data is up for sale. The hacker shared a sample of 1 million LinkedIn members' email addresses, full names, phone numbers, addresses and geolocations

In mid-May 2021 hospital computer systems and phone lines run by the Waikato District Health Board (DHB) in were affected by a ransomware attack. An unidentified group claimed responsibility for the hack and issued an ultimatum to the Waikato DHB, having obtained sensitive data about patients, staff and finances. The Waikato DHB and New Zealand Government ruled out paying the ransom.

By now, the list of data breach victims is filled with major corporations, government agencies, social media sites, restaurant chains, and every other industry you can think of. Property Management is no exception or immune to these attacks.

Our priority is our customers -and in the event of recent Cyber-attacks across all industries we wanted you to be aware of so that you can be extra vigilant at this time. We encourage all our customers to have heightened awareness around the following:

- If people call you posing as a credible organisation and request access to your computer, always say no. If you have any concerns about the legitimacy of an email or request from our company, please contact your Property Manager directly.



- We will never send an email or text with links to online banking. We would never send you an email about redirection of accounts or rent payments to be made or changed to a different account.
- Never click on any links that look suspicious and never provide your passwords, or any personal or financial information. Use strong and unique passwords
- Never give money, credit card details or online account details to anyone you don't know and trust.
- Don't give your personal or financial information in response to a request that you didn't expect. Resist the pressure to act immediately. Always check first
- Always apply online for a property
- The Personal Information that we collect therefore differs from person to person depending on the type of identity documentation verified. If you provide us with Personal Information or about someone other than yourself, you agree that you are authorised to do so and agree to inform that person who we are, that we will use and disclose that information for the Service and they can access the Personal Information we have about them.
- Never leave keys at a property unattended or give keys to any other representative than your Property Manager or authorised agent from The Rent Shop
- If you suspect deceit, hit delete

We work very closely with our IT software providers to ensure we remain up to date with the latest cyber security preventions to prevent this happening and protect integrity of data and our systems are reviewed regularly. Mike James 021413660 mike.james@therentshop.co.nz.

Why do I need a will?

By ClearStone Legal

If you have wondered if you need to have a will, then I think the answer lies in whether or not you wish to have a say in how your estate is distributed to your family and loved ones + getting a say about who is charged with the responsibility of the task or caring for your infant children in your absence.

If you do not have a will then the Administration Act 1969 establishes that the first \$155,000 of your assets and chattels will be given to your partner. What's left will go 1/3 to your partner and 2/3 to your children. If you do not have children then 2/3 to your partner and 1/3 to your parents.





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If you have a will in place then it will be possible to apply for Probate at the High Court. The alternative is to apply for Letters of Administration which requires more steps/legal costs and can also result in distress for family members.

ClearStone Legal can assist putting a will in place for you. Telephone 09 973 5102 to make an appointment or email admin@cslegal.co.nz to ask for an e-form.

How to manage higher rates when refixing your home loan?

The first article I wrote for this magazine started off saying:

"Mortgage rates have been at historic lows for a while now, it's felt like a 'new normal', but rates are starting to climb again."

We are well past those lows now.... and unfortunately, it doesn't look like we've reached the top of the cycle yet.

In this new environment there are some key areas you should consider:

Fixed Rate Term: The difference between the 1-year rates, the 5-year rates (and everything in between) are starting to shrink. It can be tempting to go for the longer rates when this happens - but keep in mind it's a solid commitment - if rates drop in the future, you could be looking at expensive break costs if you want to move to a cheaper rate, as well as pricey early repayment costs if you want to repay your loan early.)

Lending products: With higher rates, the use of products such as offset, or revolving credit can be even more valuable, helping you to pay less interest. Before refixing your loan it's worth checking whether you have the best products for you.

Your bank/lender: As the rates rise, the difference in offers between different lenders is also increasing. This could be the right time to review the market and make sure you're with the best lender for you.

Affordability: If you're worried about being able to make the minimum payments at the new rates; I highly recommend seeking advice before it becomes an issue. Generally, addressing this risk early will give you more options for resolving it.

If you'd like help reviewing your lending, 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

Buying your first home, are you eligible to withdraw money from KiwiSaver?

The KiwiSaver First Home Withdrawal Scheme is a huge help for first home buyers looking to enter the property market in New Zealand.

If you have been a contributing member of KiwiSaver for at least three years, have not owned a house or land before and have not made a KiwiSaver withdrawal before, you may be eligible to withdraw your KiwiSaver money to buy your first home.



You can withdraw:

- all voluntary and compulsory contributions from your employer,
- your own contributions, and
- tax credits

However, a minimum of \$1,000 is required to be left in the account.

In some circumstances, you may qualify for a previous homeowner withdrawal through Kainga Ora if you have owned a house before, but no longer own any property and you're in a similar financial position as a "first home buyer".

We recommend that you contact your individual KiwiSaver provider

Graham McIntyre
LICENSED SALESPERSON
BRAND & TERRITORY OWNER





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and check their individual policy on withdrawals for first homes. By Fiona Taylor, Smith & partners, email fiona.taylor@smithpartners.co.nz, phone 09 837 6845.

Searching for the ideal house plan? We've got you covered

Building a new home starts with choosing the right floorplan, one that aligns with your lifestyle and future plans, as well as fitting into your budget. With all the design choices and trends in the market, building a new home can be an exciting, yet overwhelming process for many - but it doesn't have to be.



Whether you're planning for your first home, forever home or investment home - Signature Homes West & North-West Auckland have got you covered. To take the stress out of your building journey, Signature Homes offer a range of pre-designed floorplans to suit your family, lifestyle and budget.

Interested in making it your own? Signature Homes pre-designed plans come in a range of different shapes, sizes and styles - there's certainly something for everybody. They also provide a great starting point for creating a home that's uniquely yours, they can be as luxurious or as simple as you want.

Enjoy cleverly designed spaces, that allow for versatile living. Signature Homes West & North-West Auckland expert team will be with you every step of the way, to help you add in your own personal touches from colour, material and textures to complete your new home.

the rentshop

Mike James

Managing Director

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Endless opportunities - Whether you're looking to build your home from scratch with our Design & Build service, subdivide your property, or choose from our impressive library of pre-designed plans, we've got something to suit.

Ready to start? If you've been thinking about building but are unsure where to start a New Home Consultation could be ideal for you.

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

Can you claim depreciation on your building?

A major tax difference between commercial and residential buildings is that for commercial you can claim depreciation on your building. Depreciation for commercial buildings was reinstated as part of a 2020 emergency pandemic support package. Your property must qualify as non-residential according to the IRD's criteria, which includes being used mainly for commercial or industrial purposes.

Claiming depreciation can save you a considerable amount. For instance, IRD provides an example of a motel building with a tax book value of \$3 million. The depreciation rate of 2% means the company can claim a \$60,000 deduction, paying \$16,800 less tax. If your building is non-residential, you can also depreciate the fit-out.

If you have questions about how to claim depreciation on your building, your fit-out or various tax deductions on any properties, please get in touch with us. UHY Haines Norton Kumeu: 329a Main Road, Kumeu, phone 09 412 9853, email kumeu@uhyhn.co.nz.

Building a home has never been this easy

At G.J. Gardner Homes Rodney West, we promise to make your new home building experience a pleasure.

We build beautiful homes for young families, singles and retired people, from modest townhouses through to expansive country estates.

Our dedicated team take care of everything, including permits, resource consents, planning issues, engineering drainage and geotechnical reports.

We can even help you find a section or unique lifestyle property, sort out finance and payment terms to make it as simple as possible.

Have an idea on paper but not sure where to start? Our New Home

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Consultants and onsite Architects can turn your sketch into reality and have it priced all in the space of a very short timeframe. Our designers have consistently been at the forefront of developing living concepts that cater for modern lifestyles and New Zealand's unique environment.

We project manage everything every step of the way and give you written assurances, regarding costs, workmanship, material guarantees, completion dates and other key issues.

Our thoroughness is just one of many reasons why year after year, more people build with G.J. Gardner Homes than any other builder.

So give the team at G.J.'s Rodney West a call today on 09 412 5371, they can't wait to start your exciting build journey.

Core trust documents

Since coming into effect on 30 January 2021, the Trusts Act 2019 has impacted trustees and beneficiaries. The Act has provides for greater accessibility and offers trustees improved guidance to achieve this. Moreover, beneficiaries now have a better ability to hold trustees to account by ensuring that beneficiaries have enough information to enforce the terms of the trust. One way the Act does this is by creating an obligation for trustees to retain core trust documents. Core trust documents are identified in the Act as:

- the trust deed and any other document that contains terms of the trust;

- any variations made to the terms of the trust;
- records of the trust property that identify assets, liabilities, income and expenses of the trust;
- records of trustee decisions;
- written contracts;
- accounting records and financial statements;
- documents of appointment, removal and discharge of trustees;
- memorandum of wishes; and
- any other documents necessary for the administration of the trust.

Every trustee must keep a copy of the trust deed and any variations made to the terms of the trust. The other core documents may be kept by one of the trustees, provided that the trustee will make each document available to other trustees upon request.

A trustee must keep core trust documents for the duration of their trusteeship. When they cease to be a trustee, they must give any core trust documents they hold to the new or continuing trustee of the trust. Trustees should take stock of what core documents they currently hold and take steps to fill in any gaps. Trustees may also wish to take this opportunity to re-familiarise themselves with the trust deed and terms of the trust.

For further advice and assistance with your trusts feel free to contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

CLEARSTONE LEGAL

"Debra and her team at Clearstone Legal helped everything run like clockwork when I moved out of my home of 35 years.

The timing could not have been worse as Auckland was in lockdown throughout the whole process of marketing, selling and moving but they managed to find a way for me to sign all the documents and have virtual meetings when necessary. They kept stress levels minimised and I would recommend them to others needing assistance going through the move to a retirement village." Susan K



Debra Barron, Principal | **Emma McGrath**, Senior Solicitor

Elyse Crowther, Registered Legal Executive | **Tina White**, Legal Executive



Debra



Elyse



Tina

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1/547 Te Atatu Road, Te Atatu Peninsula

09 973 5102 - www.cslegal.co.nz

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SmartVent home ventilation system

In addition to good insulation it is vital for homes to be well ventilated. This prevents excess moisture from building up. Showers, cooking and even breathing create moisture and dampness.

The Kiwi climate makes it impractical to open doors and windows all year long. This is where a residential ventilation system can help. Home ventilation systems use fans to move air into the house, providing continuous ventilation regardless of the weather. This helps to maintain air quality and remove moisture from everyday living activities.

Keeping your home warm during the chilly NZ winters can feel like an ongoing battle. Since dry air is easier to heat, the first step is to reduce any sources of dampness and ensure you have good insulation in place. Still noticing issues with condensation and ventilation? Then it might be time to install a SmartVent. Without proper ventilation, the damp air can lead to condensation, mould, hazardous airborne particles and health complications for your family.

There are two types of residential ventilation system to consider:

Positive pressure ventilation systems - These systems (which are most commonly used in New Zealand) draw fresher, drier air into the home from either the roof cavity or outside. This air is then passed through a high efficiency filter and introduced into the home. This introduced air forces out the moist, stale air that causes condensation, mould and mildew.

Balanced pressure heat/energy exchanger ventilation systems - These systems use the energy the household has paid for, say to heat



from the lounge, and pass it through an advanced heat or energy recovery converter. It then tempers the fresh, dry air from outside before moving it to rooms that need it most. Balanced pressure systems (also known as heat recovery systems) are especially suited to modern airtight homes or those homes in the colder parts of New Zealand, assuming the property already has adequate heating, insulation and is built to modern building standards. Since this system works via an air-to-air heat exchanger that transfers heat from the inside air to the air coming in from outside, it is most effective for airtight homes, as more of the heat can be recovered and utilised.

You can learn more about SmartVent here: www.smartvent.co.nz/why-smartvent/

If you'd like to know more about SmartVent and get a quote for an installation, please contact us at info@blackoutelectric.co.nz.

Dan Taylor Plumbing and Gas

Dan Taylor Plumbing and Gas is a family run business that services the local and wider community. Dan grew up in West Auckland and attended the local Waimauku Primary School and then went on to Kaipara College for a few years before realising he wanted to get into a trade.

In 2002, he started his apprenticeship with well-known company, Heron Plumbing, where he became registered in Plumbing and Gasfitting. After spending a number of years working for other companies. Dan started his own business venture as a one-man-band in 2016 with 'behind the scenes' help from his wife, Emma.

"I have created great relationships while running a business, from our loyal clients to the contractors we use they all bring a lot of purpose to the business." Dan says. After a couple of years and an increasing workload he decided it was time to grow and came across the opportunity to employ Vincent and Joshua who have both been a great addition to the company. "We realise the importance in training young future plumbers which is why we brought on our first apprentice at the start of this year, Andre who we are excited to see grow and learn within the trade". Dan and his team cover all aspects of Plumbing and Gasfitting work. "We mainly work on new builds, renovations and residential maintenance. Which gives us the opportunity to get to know the customers we are working for and focus on delivering high quality plumbing."

Renovating your home? Contact them today and they will handle your plumbing renovation no matter how big or how small.



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Area Property Stats

Every month Mike Pero Real Estate Kumeu & Hobsonville assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential transactions that have occurred. To receive the full summary simply email the word "full statistics" to kumeu@mikepero.com. This service is free from cost.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
HERALD ISLAND	1,240,000	830M2	110M2	1,015,000		1,150,000	525M2	172M2	1,170,000
HOBSONVILLE	1,250,000	159M2	163M2	1,252,000		2,550,000	1.14HA	466M2	3,850,000
	965,000	128M2	146M2	1,100,000		1,450,000	615M2	212M2	1,460,000
	1,560,000	312M2	222M2	1,550,000		1,850,000	3000M2	180M2	1,850,000
	1,460,000	295M2	234M2	1,428,000		930,000	239M2	102M2	889,000
	1,175,000	156M2	160M2	1,215,000	MASSEY	1,175,000	454M2	159M2	1,032,800
	915,000	163M2	94M2	902,000		1,375,000	911M2	150M2	1,160,000
	1,010,000	114M2	144M2	1,200,000		1,375,000	921M2	90M2	1,200,000
	1,975,000	333M2	253M2	1,889,000		1,125,000	675M2	160M2	1,000,000
	1,365,000	225M2	205M2	1,310,000		920,000	505M2	120M2	850,000
	1,630,000	248M2	199M2	1,580,000		1,175,000	462M2	178M2	1,125,000
	1,025,000	157M2	125M2	1,128,000		1,150,000	607M2	90M2	1,076,000
	1,285,000	219M2	172M2	1,283,000		1,525,000	474M2	253M2	1,417,000
	805,000	83M2	85M2	795,000		960,000	1504M2	80M2	740,000
	935,000	115M2	111M2	931,000		690,000	1223M2	130M2	785,000
	1,550,000	301M2	221M2	1,420,000		1,300,000	826M2	90M2	950,000
	1,160,000	152M2	152M2	1,235,000		1,050,000	354M2	122M2	880,000
	1,260,000	273M2	169M2	1,223,000		1,075,000	246M2	162M2	1,070,000
	905,000	103M2	84M2	850,000		810,000	1777M2	90M2	700,000
	1,000,000	120M2	115M2	940,000		900,000	450M2	154M2	950,000
	1,220,000	152M2	122M2	1,200,000		1,375,000	720M2	260M2	1,260,000
	1,075,000	175M2	150M2	1,180,000		1,150,000	650M2	94M2	1,080,000
	1,690,000	375M2	278M2	1,780,000		1,150,000	620M2	100M2	1,025,000
	1,100,000	308M2	103M2	1,076,000		900,000	128M2	92M2	930,000
	880,000	101M2	98M2	930,000		810,000	590M2	94M2	920,000
	1,050,000	156M3	123M2	1,149,000		1,100,000	615M2	120M2	835,000
HUAPAI	1,150,000	809M2	153M2	1,010,000		450,000	160M2	77M2	831,000
	1,025,000	809M2	101M2	915,000		900,000	505M2	140M2	920,000
KUMEU	1,225,000	433M2	174M2	1,215,678		1,050,000	412M2	126M2	960,000
	1,550,000	730M2	222M2	1,450,000		1,000,000	256M2	92M2	985,000
	1,350,000	717M2	212M2	1,500,000		1,100,000	607M2	110M2	1,023,000

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

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

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



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SEA VIEWS - MORNING HUES - BRICK

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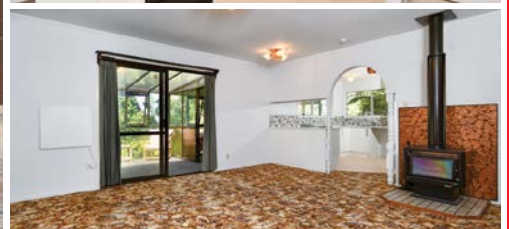
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2 1 1

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I seldom find a home that offers so much and is so affordable. This home offer exceptional value for money with options for lounges/ study, office and relaxing. A simple two bedroom home with a large open plan lounge-dining integrating into a very useful and expansive conservatory, offering stunning sunshine and options for office/ study or 2nd lounge. Off street parking and a single garage for treasures, which the lawn area and plantings are low maintenance and park-like. A short stroll to the inner harbour, convenience shopping, schools and parks. Make your move to home ownership call me today.

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5 2 2

By Negotiation

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8 Oaha 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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HIGH END BUILD - LOADS OF EXTRAS - CORNER SITE 4 2 2

By Negotiation

17 Moemoea Avenue, Huapai
By Negotiation

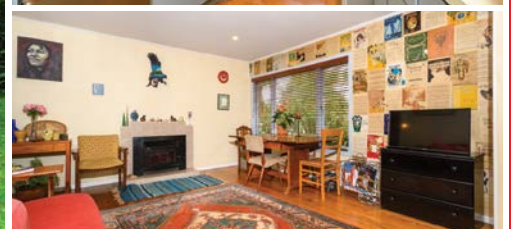
Near new, and built to a high standard with excellent attention to detail, high 2.7m internal roof height throughout and a significant list of upgrades that will delight and inspire you to secure this sun filled home. This seldom listed corner site delivers fewer neighbours, more sunshine and open aspect, so you feel you have space and an ambience that is hard to match. A beautifully presented four room brick and weatherboard blend with robust coloured steel roofing, while the layout provides excellent separation between the master bedroom and the family rooms. Two bathrooms and a guest w/c while the entertainers kitchen integrates seamlessly with lounge, dining area and alfresco decking and yard. A short drive to Huapai Primary School, convenience shopping, bars, restaurants and public transport.

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1200SQM BIG SITE MEETS HUGE PROSPECTS IN MHU 3 1 1

By Negotiation

27 Strid Road, Te Atatu South
By Negotiation

Developers delight or for a buyer wanting a home and small land-banking for the future. Certainly delivering more than may meet the eye from the road, this Garden of Eden, tucked away from the hustle and bustle of Te Atatu South and a short drive from Henderson offers some significant potential today and into the future with options to add value to this beautifully original bungalow and plan the future. Three bedrooms, smaller bathroom with separate w/c and combined kitchen/ dining and separate lounge, a traditional bungalow layout, with independent garage. Set within 1200sqm (more or less) of flat land and shoulders Rangeview Intermediate school. A hop-skip and a jump from transport, motorway links, parks and café options and in the Mixed Housing Urban Zone offering options.

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BIG, BRICK, FAMILY HOME - HENDERSON

4 2 2

By Negotiation

27A Swanson Road, Henderson By Negotiation

Set off a quiet and private drive, resides a well presented two level 4 bedroom, brick home set on over 500sqm. The property enjoys generous garaging and off-drive parking with flat lawn and peppered established trees. Spread over two levels with three bedrooms upstairs, one down stairs with two bathrooms and additional guest w/c. Offering open kitchen and dining with separate lounge and options for a second lounge/ office/ study or day room. Alfresco to decking attracting great sunshine. Certainly a home that is convenient to transport links, a short walk to Henderson, Waitakere Hospital and Waitakere College.

www.mikepero.com/RX3470179



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ALFRESCO LIVING - SOLID AND SECURE BUNGALOW

3 1 1

By Negotiation

58 Glenbervie Crescent, Massey By Negotiation

Outdoor living and alfresco, this is a home that offers the best of relaxed living. A classic and contemporary 1970's bungalow, fully renovated with good bones and excellent pedigree. A simple and traditional three bedroom layout, separate bathroom, laundry and w/c. The kitchen opens to the dining / lounge and also through to extensive decking within a private enclave with covered pergola on one end and open sunshine on the other end. Single garage, storage and workshop downstairs. Set on 300 square meters (more or less). A short drive to Royal Road Primary, access to the motorway, a short distance from Westgate, North West Shopping Centre and Costco.

www.mikepero.com/RX3489892



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BIG ON VALUE - SMALL ON PRICE

3 1 1

By Negotiation

369A Hobsonville Road, Hobsonville
By Negotiation

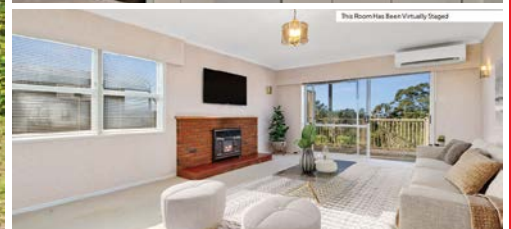
A home that makes the most of its 392sqm section (more or less) with generous parking, single garage and wrap-around lawn peppered with shrubs and hedging. Bigger than it looks, this three room home delivers more than many others with open plan kitchen, dining and lounge and direct access into the roof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

www.mikepero.com/RX3197566



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BRICK AND TILE ON 817SQM - DON BUCK ROAD

3 2 1

By Negotiation

417 Don Buck Road, Massey
By Negotiation

Set in Terrace Housing and Apartment Buildings Zone this is a fantastic land banking option offering brick and tile low maintenance construction and easy access to services in the future. Offering three bedrooms plus office and extensive upstairs downstairs living and storage options including workshop and internal access garage. You can enjoy the property as a solid and well constructed home with the zoning potential for future investment making this property a very attractive buy for today with an eye to the future. Close to Massey shops, Westgate shopping precinct, motorway access, Massey Primary and Secondary Schools. Let nothing hold you back. Finance options available through Mike Pero Mortgages today.

www.mikepero.com/RX3197524



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TINY HOUSE - \$149,000

1 1

\$149,000

Asking Price \$149,000

Seldom can you find a tiny house (approx 30sqm) that is so well constructed and presents an option to truck away or you may seek to negotiate with the land owner to stay in place with a license to occupy. Options are plenty. Answers to common questions: Gross weight is around 4-5 tonne. Dimensions are 3m wide x 8m long (floor area), x 4.2m high (built so it was legal width to tow, but now over weight). Constructed by a Licenced builder in Kerikeri. Plumbing and guttering was done on site by a licenced plumber/gasfitter. Certificates Available. Fully insulated, double glazed, steel framed. Trailer is galvanised and triple axle, with a remote braking system. Deck is Kwila.



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Mike Pero Real Estate Ltd. Licensed REAA (2008)

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Testimonial

“ **Positive and Professional!**

Graham is a pleasure to work with and took us through the whole process in a professional manner. Graham has a good sense of fun, and this took a lot of the stress out of selling. He kept in constant contact with us, keeping us informed of open homes and the current market. Graham worked really hard to sell our property, bringing prospective buyers through, often several times a week. We also wanted to work with Graham, as we admire his work in the local community, and in the Volunteer Fire Service.

Marcia & Brian - Verified by RateMyAgent

Mike Pero | REAL ESTATE



PROUD EMPLOYER OF
FIRE AND EMERGENCY
VOLUNTEERS
HE RŌPŪ KOTAHĪ TĀTOU

Mike Pero Real Estate Ltd. Licensed REAA(2008). Featured testimonial verified by RateMyAgent.



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