



Property-

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Seventh Edition - October 2022

Property market report

First Home Buyers - start your engines.

The government has released its first move in relaxing the shackles on First Home Buyers wanting to enter the property market.

The income caps for the "First Home Loan" Kaianga Ora scheme have been removed. This represents an acknowledgement that the capping rules put in place to limit spending actually precluded First Home Buyers actually entering the market. The latest changes are:



- House price caps removed altogether (income caps and lender requirements still apply), to provide applicants with a greater choice of properties.

- New income cap category introduced for 'individual buyers with dependents', with an income cap of \$150,000.

Some of the non-banks have come to the party and used cheap Government funding (given during Covid) to come out with some amazing deals that are arguably better than the main banks offerings. Therefore First Home Buyers need to seek advice from a mortgage advisor to get the latest advice, the best options and a clear pathway. Call me for an advisor today on 0800 900 700.

If you're selling or thinking about selling we have a number of fantastic products and packages that tailor to your specific needs and wants. These include:

- Pre-Market offers, allowing you to test market your property on Social Media and Databases for absolutely no advertising cost.
- On-Market VIP and Launch activity including double page magazine spread, TV exposure and excellent Social Media coverage
- Post-Market activity which Re-launches your property on market with a new look, feel and approach to the market

Let's look at the sales:

Coatesville	\$2530,000 to \$5,500,000
Helensville	\$585,000 to \$1,950,000

Herald Island	\$1,333,000 to \$1,800,000
Hobsonville	\$570,000 to \$2,000,000
Huapai	\$1,290,000 to \$1,461,000
Kumeu	\$813,000 to \$2,200,000
Massey	\$630,000 to \$1,168,000
Parakai	\$870,000 to \$1,000,000
Riverhead	\$1,400,000 to \$2,710,000
Swanson	\$807,250 to \$1,605,000
Waimauku	\$1,580,000
Waitakere	\$1,060,000 to \$2,900,000
West Harbour	\$1,105,000 to \$1,660,000
Westgate	\$870,000 to \$1,139,000
Whenuapai	\$1,400,000

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).

What happens when the receivers come in?

You have likely seen some stories recently where developers are going into receivership. If you have purchased off-the plans and are waiting for titles and code compliance certificates to issue for your new property this can be scary. So what does it mean? If a developer goes into receivership your position remains the same, you still have a valid contact for the property and are required to meet your obligations under the same. Firstly, you will want to know that your deposit is safe, under the



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contact this will be held by a stakeholder until settlement and if the receiver validly cancels the agreement then this will be returned to you.

Each agreement will be different but most off the plan agreements have a sunset clause. The sunset clauses can be for the purchasers benefit only, or it might be for the benefit of both parties. If it is for the benefit of both parties then the receiver may validly cancel the agreement when the sunset date comes up or may use this to push for a higher purchase price to meet the rising construction costs. If it is for your benefit only then when the sunset date comes around you can choose to validly cancel the agreement and receive your deposit back - or continue the contract should you wish (it is your choice alone).

The best thing to do is seek legal advice, your lawyer can check the agreement and advise you on the sunset date, any clauses relating to receivership, novation of the agreement (i.e. the sale of the project to another developer to complete) and let you know what your position is.

ClearStone Legal with offices in Te Atatu and Huapai can assist you with any questions you have about buying or selling property. Phone 09 973 5102.

Does your home loan still work for you?

When people apply for a home loan there is normally a lot going on in their lives.

The last time I applied for a loan to build our new home in Huapai. I was focused on getting the lending right, but



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I was equally focused on the build contract, selling my previous home, organising a rental, thinking about what kind of tap did we need for the laundry sink.... and a hundred other details.

Likewise, my recent clients have been moving into their first home, buying their first investment, pulling apart their kitchen, moving into something bigger before the baby arrives, or combining their finances with a partner.

That's a lot of life going on. In a lot of cases, they just want the lending approved so they can focus on everything else. As a mortgage broker, I ensure they get the best loan structure to minimise cost and achieve their goals whilst freeing them up to focus on other priorities.

If you've been through a big life event - it can be a great idea to review your lending once the dust settles. Often what was the best structure, product, or lender at the time, isn't the best solution for you now.

Before your next fixed rate is up, I'd suggest sitting down and thinking through your financial goals. Do you want to pay off your loan faster, increase cashflow, minimise interest, finally get onto that landscaping, or prepare for your next purchase?

Once you know what you want to achieve, you can make a smart decision on your next renewal. Rather than just selecting the cheapest rate on the day, which may actually cost you more in the long term.

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.

New builds

In this month's blog, we wanted to share some insights into what you should be considering when buying a new build as an investment property. There are some good incentives to buy new with the tax advantages the government has announced but what else should you be thinking about?



Here is a list of things we feel should also be considered before purchasing:

Location and position - What school zone is the property in zone for? How is the property positioned in the development? Will it get good sunshine which helps keep the home healthy?

How many bedrooms does it have? - The most favourable rental is and always has been a 3-bedroom home. It caters for a wider range

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of tenants. Do your due diligence and understand the demographic of people who live in the area you are buying in to know what size home will be most desirable.

Living area size is important when you think about how they are expected to live in the home. A lot of new builds have smaller bedrooms so if they are all in the living room will it be adequate for the size of the family expected to live in it. Does this extend to an outdoor living space as we know kiwis love to enjoy indoor/outdoor living?

Does it have a garage? A garage adds value and \$\$ and is an extra storage space for families to utilise. So many new builds are being developed without a garage and very limited parking. Think about how your tenants can live in a property without car parking facilities. How close is the public transport?

Storage- as mentioned above without a garage what storage is there for them to use? Is there enough cupboard space and wardrobe space built into the design? Have you provided a garden shed? Think as if you were to live in the space - where would everything go?

Did you know that 64% of kiwi families own at least 1 pet? Based on those statistics is your property suitable to allow for a pet. We are seeing more and more landlords open to allowing pets as they are an important part of the family unit. This is a positive to consider for any rental property.

What covenants apply to tenants - we see some places stipulating no washing can be hung on patios or balconies. Are the covenants going to appeal to a tenanted property?

Lastly what warranty does the new build come with? Make sure you ask the developer to supply the Healthy Homes Certificate of compliance, as they should be built to comply if they are being sold to investors, however this isn't always the case. We love new builds for rental properties, as do our tenants, so we just wanted to share a few of our learnings from the last 12 months since new builds have become more popular. Feel free to take advantage of our free appraisal service so you know what your new build can expect to achieve in market rent. Mike James 021 413 660 or email mike.james@therentshop.co.nz.

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.

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



Graham McIntyre
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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 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.

Is your build well covered?

You've probably heard of Registered Master Builders through advertising on TV, a logo on a builder's van or through their sponsorship of the Registered Master Builders House of the Year Awards, but what exactly are Registered Master Builders?



Registered Master Builders (RMB) are builders backed by the Registered Master Builders Association, a body that works with the government and the building sector to develop and uphold high standards in the industry. There are certain criteria that builders need to be assessed on before they can become a member, such as their experience, qualifications, workmanship and their financial health.

Using a builder with an RMB accreditation can give home owners some peace of mind, however, it is worth noting that using an RMB does not mean their work automatically comes with a master build guarantee. The builder needs to apply for the guarantee for each new build, so always check with your builder prior to work commencing to ensure they will arrange a guarantee for your project. There is an application form detailing all the information related to your build that you will need to sign before your builder submits it to the Master Builder Association.

So, what does the guarantee cover? It provides protection for two different stages of your project: during the build and after the build. Areas of cover include loss of deposit, non-completion, structural defects, material and workmanship, but the guarantee can be tailor made so it's important to discuss it with your builder and make sure you are aware of exactly what is and isn't covered in your specific guarantee.

In addition to the master build guarantee, sometimes a builder will provide further cover to give their clients extra peace of mind. Maddren Homes have been providing their own 10-year weathertight warranty for some time. It assures that Maddren will maintain a high standard of service and workmanship, be smart when choosing materials and meticulous with product installations. The extra cover is a big responsibility, but living up to these assurances helps Maddren maintain the exceptionally high standard that gives them such a good reputation in the industry.

For clients, that good reputation means better resale value. You've probably seen real estate agents listing quality builders as a key selling point, because good quality houses attract good buyers. So everyone benefits.

Note: Information from masterbuilder.org.nz included in this article.

Building together for a better future

Dean and Amanda Pritchard are the proud owners of Signature Homes West & North-West Auckland and have been personally involved in the creation of beautiful homes for New Zealanders for over 20 years.

Whether you have an idea of your dream home planned out or you're just starting your build journey, our team can help you create a space that's



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James

Managing Director

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perfectly in tune with the way you like to live. On-time, on budget, with no nasty surprises, and New Zealand's most comprehensive building guarantees - including our fixed price guarantee.

Building together for a better future - Signature Homes' journey to building better homes for Kiwis starts with a focus on reducing our greenhouse gas emissions (GHG).

Committed to building together for a better future and positively contributing to New Zealand's goal to be carbon neutral by 2050, Signature Homes has partnered with Trees That Count.

For every Signature Homes home built, greenhouse gas (GHG) emissions created from the home's construction will be counteracted by planting native trees with Trees That Count.

Signature Homes are also protecting our unique biodiversity by partnering with Save the Kiwi, a programme focused on protecting the native Kiwi bird. The relationship was a natural fit for Signature Homes, being a Kiwi-owned and operated company.

Together, through innovative partnerships with Trees that Count and Save the Kiwi, and improved construction and supply processes, Signature Homes will hone in on three defined areas of work - protecting our environment, caring for our people and building better homes for Kiwis.

Contact Signature Homes West & North-West Auckland on 0800 020 600 for more information.

Light up your lifestyle

We Kiwis are known for our laid-back lifestyles. Spending summer nights enjoying a BBQ with friends, and winter evenings huddled around firepits and pizza ovens, we make the most of our outdoor spaces. Which is why it's so important to ensure that lighting around the exterior of your home does exactly what you need it to do.

Garden Lighting: Transform your garden and entertaining area with lighting that highlights details and shows your property off at night. Landscape lighting can really help to bridge the gap between an indoor living room and an outdoor living room, and it's a great way to not only extend the hours you can utilise your outdoor living space, but it also enhances the ambiance and safety of your backyard.

Security and Driveway Lighting: Security lighting helps to add an extra layer of defence to your home. It provides enough illumination to clearly see and identify people or objects outside your home. Not only is it a deterrent to criminals, it also ensures safety for your loved



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"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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ones when coming and going from your home at night.

Whether you're looking to light up your outdoor living area, or boost the level of security around your home, there are plenty of outdoor lighting options to suit every house and every budget.

If you'd like to discuss outdoor lighting options for your property, give the team at Blackout Electric a call on 022 500 5856 or email us at info@blackoutelectric.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 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.

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.

Give the friendly team at Dan Taylor Plumbing and Gas a call on 021 254 3899 or email us at admin@dtplumb.co.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 \$
HERALD ISLAND	1,495,000	809M2	90M2	1,333,000		1,600,000	671M2	261M2	1,455,555
	1,520,000	840M2	200M2	1,800,000		1,350,000	793M2	192M2	1,300,000
HOBSONVILLE	1,230,000	203M2	180M2	1,300,000	KUMEU	2,150,000	9845M2	290M2	2,200,000
	2,150,000	800M2	2810M2	2,000,000		850,000	1296M2	106M2	813,000
	1,195,000	184M2	165M2	1,270,000		1,350,000	409M2	195M2	1,370,000
	1,675,000	385M2	261M2	1,855,000		1,300,000	472M2	187M2	1,480,000
	880,000	111M2	96M2	900,000		1,400,000	615M2	212M2	1,471,000
	1,230,000	175M2	168M2	1,175,000	MASSEY	450,000	180M2	78M2	947,000
	1,925,000	395M2	316M2	1,868,000		1,000,000	540M2	160M2	1,168,000
	930,000	123M2	117M2	960,000		730,000	216M2	65M2	840,000
	780,000	65M2	85M2	905,000		1,475,000	459M2	235M2	700,000
	1,775,000	350M2	285M2	1,828,000		1,020,000	608M2	81M2	882,000
	840,000	106M2	86M2	850,000		1,150,000	611M2	120M2	870,000
	1,130,000	103M2	170M2	1,149,000		420,000	142M2	134M2	860,000
	1,105,000	197M2	158M2	1,140,000		420,000	143M2	107M2	875,000
	1,250,000	204M2	170M2	1,210,000		1,050,000	451M2	160M2	1,045,000
	1,495,000	245M2	200M2	1,350,000		1,075,000	298M2	162M2	1,037,500
	935,000	129M2	98M2	967,000		760,000	260M2	60M2	708,000
	1,200,000	183M2	159M2	1,230,000		950,000	813M2	100M2	950,000
	930,000	121M2	117M2	975,000		1,025,000	550M2	131M2	1,030,000
	1,400,000	270M2	225M2	1,540,000		1,250,000	809M2	100M2	1,050,000
	1,840,000	840M2	290M2	1,800,000		1,000,000	622M2	140M2	949,000
	1,600,000	391M2	197M2	1,600,000		1,000,000	623M2	100M2	630,000
	840,000	106M2	86M2	850,000		870,000	238M2	85M2	975,000
	1,160,000	177M2	147M2	1,179,000		930,000	181M2	124M2	1,045,000
	1,300,000	259M2	169M2	1,260,000	SWANSON	810,000	350M2	89M2	807,250
	1,265,000	196M2	176M2	1,320,000		1,100,000	1611M2	140M2	1,260,000
	870,000	151M2	78M2	895,000		1,000,000	809M2	182M2	1,210,000
HUAPAI	1,250,000	427M2	190M2	1,350,000		710,000	354M2	100M2	880,000
	1,225,000	852M2	160M2	1,461,000		1,550,000	2909M2	280M2	1,605,000
	1,200,000	429M2	152M2	1,290,000		1,325,000	569M2	242M2	1,450,000

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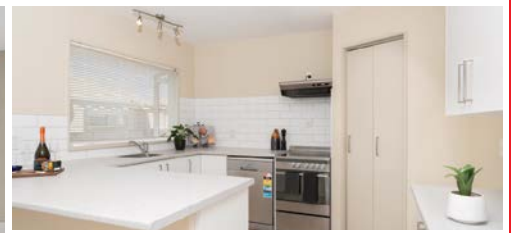
Mike Pero Real Estate Kumeu & Hobsonville also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision. Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked. Graham McIntyre 027 632 0421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



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www.mikepero.com/RX3269521



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By Negotiation

If you're expecting to house all of the family plus some, you'll need a big home with multiple living and outdoor spaces, you'll also need some clever parking options and a fully fenced yard for the cutties and the critters. Well you've found just that. A near new, multi-level home that delivers more than you thought possible in its price category. Tucked away, off-street parking for four cars (tandem) and double garage, moving up to an expansive lounge-dining-kitchen with direct access to sunny and expansive entertainment decking and fully fenced yard, peppered with mature trees for shade and ambience. Two bedrooms and bathroom and guest w/c on this level and up-stairs three more generous bedrooms, separate lounge and bathroom. Delivering the perfect environment for a mixed, blended or growing family.

www.mikepero.com/RX3269528



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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.

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Asking Price \$1,380,000

17 Moemoea Avenue, Huapai Asking Price \$1,380,000

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

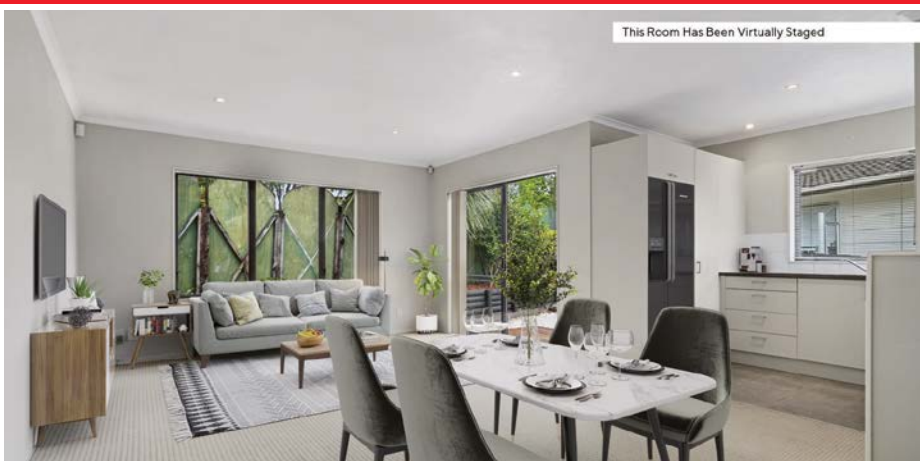
Developers delight or for a buyer wanting a home and small land-banking for the future. Certainly delivering more than may meet the eye from the road, this Garden of Eden, tucked away from the hustle and bustle of Te Atatu South and a short drive from Henderson offers some significant potential today 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.

www.mikepero.com/RX3382040



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DOUBLE GARAGE, VACANT, VALUE IN WEST HARBOUR 3 2 1

Asking Price \$935,000

100 Moire Road, West Harbour
Asking Price \$935,000

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

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BIG ON VALUE - SMALL ON PRICE

3 1 1

By Negotiation

369A Hobsonville Road, Hobsonville
By Negotiation

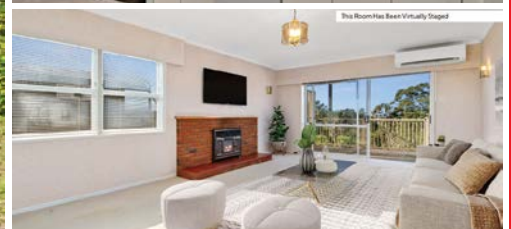
A home that makes the most of its 392sqm section (more or less) with generous parking, single garage and wrap-around lawn peppered with shrubs and hedging. Bigger than it looks, this three room home delivers more than many others with open plan kitchen, dining and lounge and direct access into the roof 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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