



# West Auckland Homeowner

## 5 Ways to Love Winter

Love it or loathe it, winter's here. There's something extraordinary about a glorious winter's day—not a cloud in sight, the sun lighting a rainbow of dancing colour through remnants of the early morning frost, and breathing the crisp, fresh air.

On the other hand, chill-to-the-bone southerlies and heavy grey skies keep everyone counting the days until spring. But with no way to fast track winter, here are some ideas to not just survive, but thrive this winter season.

**1** Celebrate the season: invite friends for an easy lunch of soup and rolls (dress code winter beanies and ugg boots) or, if you're up for it, host a mid-Winter Christmas. Oddly, hot roast lamb and "a one horse open sleigh" make more sense in Winter than they do in December.

**2** Create memories: if you have children and a fireplace, host an overnight, fireside campout with sleeping bags, storytime and toasted marshmallows (with lights out of course). For teenagers and adults, how about an overnight movie marathon? (You know you've always wanted to watch the entire Star Wars series from beginning to end, right?)



**3** Exercise. Yep, even in winter. Make the most of those occasional glorious days—get outside and enjoy our country's stunning, natural beauty. Not only will you benefit from burning calories but natural light activates brain cells giving you even more energy.

**4** Eat well. Dust off that slow cooker and make tasty "comfort food". Chillies and curries work well in slow cookers and inexpensive cuts of meat make for hearty winter casseroles. For a treat, add a good ol' "rib sticker" dessert of golden syrup dumplings, chocolate self-saucing pudding or fruit crumble.

**5** Take a clue from nature—make time to rest. Book a weekend getaway to a thermal resort or simply run a warm bath and relax with mulled red wine and a good book. Let the water warm your body and the rest rejuvenate your soul.

SET DATE OF SALE



### 14 Butterworth Drive Glendene

This brick and tile home is sitting pretty on a 615m<sup>2</sup> freehold road-frontage site. On offer are three large bedrooms, a huge open plan living room with good indoor-outdoor flow out on to a north-west facing wrap around deck. Space is plenty with a good sized kitchen and dining, separate bathroom and two separate toilets. Downstairs features a large laundry, double internal access garage plus room for your bikes and a work area with very generous storage areas throughout the whole home. Set date of sale closes on Tuesday 27 June, 2.00pm (unless sold prior).

[rwteatatu.co.nz/TET25008](http://rwteatatu.co.nz/TET25008)

## 3 Good Reasons to Sell in Winter

Believe it or not, if you need to move, winter is still a good time to sell your house. Here's why:

### 1. Supply & Demand Controls the Barometer

The measure of success in selling your home is always achieving the best possible price. An age-old myth says, "Spring is the best time to sell," but because price is driven by supply and demand (the number of buyers versus the number of sellers) this is not entirely accurate.

Nowadays there are still plenty of buyers in winter but there are usually

*Continued...*



**Selling? Call our office today.**

**Ray White**<sup>®</sup>

**Phone 09 834 6789**

[teatatu.nz@raywhite.com](mailto:teatatu.nz@raywhite.com) | [www.rwteatatu.co.nz](http://www.rwteatatu.co.nz) | 1-3 Rhone Ave, Te Atatu Peninsula

Continued... less sellers. This smaller "pool" of homes for buyers to choose from creates greater demand. A skilled agent will use this to your advantage, leverage it to create competition and obtain a higher sale price.

## 2. Winter Buyers Need Your House "Now"

Winter buyers are serious – they need a house, they have the cash and they want it now. Few "tyrekickers" will brave winter open homes just to have a nosey or sniff out a bargain.

## 3. Best Price Strategy Still Works

In any real estate market, achieving the best price for your home hinges on the marketing strategy used to attract buyers, how the property is presented for sale and the skills of your real estate agent.

In any market there is almost always a buyer willing to pay what your property is worth, and if you're buying and selling in the same market it makes little difference if house prices are trending up, down or remaining stable.

So if you need to get moving now, don't think you have to wait until spring. Warm and brighten your home to show it at its best and...

**...call us TODAY for a friendly, confidential chat and an estimate of how much your home could be worth.**

**Ray White**



"THERE'S NO TWO WAYS ABOUT IT:

TRUST IS EARNED."

STEVE HANSEN

When you sell your home with Ray White, you're tapping into a commitment to customer service that stretches back over 115 years. While the market changes, our values of integrity, hard work, and dedication to deliver on expectation remain steadfast. At Ray White we work for you.

What do you value?



## Real Estate Market Trends

	May-16	Mar-17	Apr-17	May-17
West Auckland				
Median \$	769,500	783,000	758,000	755,000
No. sales	444	344	229	277
Median days	31	32	34	37
Interest	5.50%	5.80%	5.80%	5.80%

Source: REINZ

Dream big, work hard, stay focused, and surround yourself with good people.

## What people are saying about our Salespeople...

Excellent before and after sales service.

*Michael Thompson & Andy Roche*

## Just for a Laugh

A tired, old looking dog wanders into a man's yard. He examines the dog's collar, feels his well-fed belly and knows the dog has a home.

The dog follows him into the house, jumps on the couch, gets comfortable and falls asleep. The man thinks it's odd, but lets him sleep. After about an hour the dog wakes up, walks to the door and the man lets him out. The dog wags his tail and leaves.

The next day the dog comes back and scratches at the door. The man opens the door, the dog comes in, jumps on the couch, gets comfortable and falls asleep. After about an hour the dog wakes up, walks to the door and the man lets him out. The dog wags his tail and leaves.

This goes on for days. The man grows really curious so he pins a note to the dog's collar: "Your dog has been taking a nap at my house every day."

The next day the dog arrives with another note pinned to his collar: "He lives in a home with four children – he's trying to catch up on his sleep. Can I come with him tomorrow?"



### 18B Kashmir Road, Glen Eden

With size and space in mind, this three bedroom, two bathroom 110m<sup>2</sup> unit is perfect for young families or retirees alike. Positioned well off the road, being one of two, this brick and tile unit with an internal access garage oozes with touches of modern and airy living.

[rwteatatu.co.nz/TET24974](http://rwteatatu.co.nz/TET24974)



### 609 Richardson Road, Mount Roskill

Congratulations - SOLD!



### 3/27A Miro Street, New Lynn

Congratulations—SOLD!

## Enter the Draw to WIN an Et Tu Bistro Voucher

(value \$60.00)

Q. What season just started?

Phone, txt or email your answer to [win@buywest.co.nz](mailto:win@buywest.co.nz) or 021 992 035. Include your name, address and best contact number.

Closes 17 July

*Congratulations to our previous winner: Tamsin Reeves*



Selling? Call our office today.

Phone 09 834 6789

Diane Voordouw - Principal/Licensee Agent

# Ray White®