



TE ATATU

Homeowner

August 2017

With Diane Voordouw & Team

Turn Your Passion into a Job You Love

It's been said, "If you love what you do, you'll never work a day in your life." Not everyone is lucky enough to be able to combine their passion and profession but for those who can, there's immense satisfaction in finding a role where you can apply your unique talents in a meaningful and productive way.

If you're not already living that dream, here's how.

Find What Makes You Truly "Come Alive"

Figure out what draws out your very best. Whether it's helping others, creating, teaching, communicating, innovating, selling or connecting people, identify your "sweet-spot".

If you need help, read the book *Gallup StrengthsFinder* or take the test on-line.

Match Your Strengths With A Vocation

Find a role where your passions and skillset are in demand. The outcome will be satisfaction all around. Businesses staffed with motivated, engaged people thrive on a culture of excellence.

It's Never Too Late to Re-train

If you realise you're on the wrong career path, or you're stuck in a dead-end job, take



time out to re-train, change direction and forge ahead in another role or industry.

Find a Mentor (Or Become One)

If you're keen to learn, seek advice from an older, more experienced colleague. Most successful people are more than happy to share their knowledge.

If you are that person, there's a deep sense of fulfilment found in helping others succeed too.

Finally...

Initiative, drive and emotional intelligence are in high demand and often trump even the best qualifications. Don't be afraid to promote these valuable qualities to your boss or prospective employer.

More than ever, the world needs people willing to use their gifts and talents to improve not only their own life, but the future for all of us. So find your passion; channel it into a job you love and you'll never have to "work" again.



7 Northridge Terrace, Massey North
Perfectly positioned on its own freehold site, which encompasses plenty of sunshine and has a great indoor-outdoor flow for great summer entertaining. Low maintenance section also makes this the ideal home for the larger busier family, giving you time to focus on the important things in life.

rwteatatu.co.nz/TET25085

Market Downturn? Been Too Busy To Notice...

The media loves to talk about real estate. With sales numbers dropping countrywide, rumours of "downturn" have quickly circulated. However the reality is the number of sales in winter drops every year so a good proportion of the current influencing factors are seasonal.

For sure, the throttle has eased on what was a pumping market, but it's far from doom and gloom. There are still plenty of willing buyers for every willing seller. If you're thinking about selling, here's the good news.

1 Achieving the Best Price Is Still Possible

House prices are heavily influenced by the constantly changing pressures of supply and demand, interest rates, legislation, looming elections and global unrest but these are all beyond our control.

There are however a number of aspects well within our sphere of influence which, when approached *Continued...*



Thinking of Selling?
Call our office for expert advice TODAY.

Ray White Te Atatu Phone 09 834 6789

teatatu.nz@raywhite.com | www.rwteatatu.co.nz | 1-3 Rhone Ave, Te Atatu Peninsula

Continued...with common sense and a high level of expertise, mean it is still possible to achieve the best price the market has to offer. Two key elements required to accomplish this are:

- a) using a proven marketing system to sell your home, and
- b) a high standard of presentation when your home is open to view.

2 You Can Still Expect to Sell In a Reasonable Timeframe

A wide reaching, multi-media marketing plan is essential to "hit the market with a bang" and reach as many buyers as possible in the first 2-3 weeks. Strong follow-up with interested parties is vital to secure a timely result.

3 A Low Stress Sale Is Not A Pipe Dream

Facing the unknown is inherently stressful. Peace of mind comes from selling alongside a highly experienced real estate professional who has travelled the road many times before and experienced the twists and turns of many markets. So...

...if you're thinking of selling, or know someone who is, call us. Now's good!

Real Estate Market Trends

	Jul-16	May-17	Jun-17	Jul-17
West Auckland				
Median \$	805,000	755,000	775,000	732,000
No. sales	348	277	242	238
Median days	31	37	38	37
Te Atatu Peninsula				
Median \$	1,010,000	940,000	956,500	770,000
No. sales	21	14	24	9
Te Atatu South				
Median \$	776,000	686,000	806,250	682,000
No. sales	23	17	26	17
Interest	5.34%	5.80%	5.80%	5.80%

Source: REINZ



"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?



"No matter how much you push the envelope, it's still stationery."

Just for a Laugh

A plane was taking off from Auckland Airport. After it reached a comfortable cruising altitude, the captain made his usual announcement over the intercom.

"Ladies and Gentlemen, this is your captain speaking. Welcome to Flight NZ071 from Auckland to Sydney. The weather ahead is fine we can therefore expect a smooth and uneventful flight. Now sit back and relax...OH, MY G---!" followed by an ear piercing screech.

The microphone dropped dead and silence followed.

After a few minutes the captain came back on the intercom and said, "Ladies and Gentlemen, I am so sorry if I scared you earlier but, while I was talking the flight attendant brought me a cup of hot coffee and spilled it in my lap. You should see the front of my pants!"

A passenger in economy class yelled back, "That's nothing. You should see the back of mine!"



ENTER THE DRAW TO WIN!

Want to wine and dine at **Et Tu Bistro?** (value \$60.00)

Answer the question: What is the name of this newsletter?

Phone, txt or email your answer to 021 960 309 or win@buywest.co.nz or include your name, email, address and best contact number.

Best of luck!

Closes 14 September 2017

Congratulations to our previous winner: Karen Davey

FOR SALE



1-98 Archibald Road, Kelston
Cleverly weaving modernity with character, this charming 1930's character home is sure to melt hearts across Auckland. Lovingly renovated to enhance the home's best features and maximize the use of space, all the hard work has been done for you to enjoy and savour.

rwteatatu.co.nz/TET25094



7 Claret Place, Henderson

Offering a beautifully presented, warm and dry three bedrooms plus office family home up top, plus downstairs an internally accessed (optionally) flat and separable rumpus. This 'several homes in one' package isn't one to fit the norm. Ideally suited to extended family living together, currently the internal stairwell and laundry have common access to both sides of downstairs, as well as upstairs.

rwteatatu.co.nz/TET24937



25 Dawnhaven Drive, Te Atatu Peninsula
Congratulations - SOLD!

What people are saying...

"Andy Roche and Michael Thompson were professional in their approach, very helpful, always available and the advice to go to auction well considered and researched, considering the type of property being sold."



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Diane Voordouw - Principal/Licensee Agent

RayWhite