



TE ATATU Homeowner

March 2018

With Diane Stevenson & Team

How Well Do You Know Your Neighbours?

In the not-so-distant past, we'd pop over the fence for a cup of sugar and the kids would all play in the street after school.

However, in many towns and cities we've lost that neighbourhood vibe. Although we are digitally connected, socially we have become more insular.

Organic neighbourhood movements around New Zealand are currently seeking to reverse this trend and promote the many benefits of knowing and valuing our neighbours.

With burglaries rising and the recent spate of major, natural disasters, creating a sense of community is important for physical safety. Security increases when everyone in the street knows each other—if someone unfamiliar is wandering around your backyard, your neighbours are likely to notice and can foil a break-in.

Being part of a community creates a sense of belonging and pride which benefits mental health. Elderly people often feel vulnerable and lonely and new parents can feel isolated. The knowledge you have a friendly neighbour or that others are in the same boat can bring a huge sense of comfort.



Kiwis everywhere are re-embracing the benefits of being neighbourly.

Keep it local and you'll save on stress and petrol too. Rather than driving across town to the mall, support local businesses, cottage industries, market days and car boot sales.

Neighbours Day Aotearoa, is held every year in March and is the perfect time to organise a street party to get to know your immediate neighbours. Use the opportunity to gather everyone's contact details in case of an emergency.

To meet a wider group of neighbours join a local sports club or parenting group, visit your library or take a course at your community centre. If you'd rather meet your neighbours online first, neighbourly.co.nz is a social media platform where you can find others with common interests and lifestyles.

Neighbours don't have to become best friends (although many do) but simply knowing they are there provides often sought-after peace of mind.

FOR SALE



15 TOTARA ROAD, WHENUAPAI

A prized possession and prestigious land holding in the heart of Whenuapai, this is a property that epitomises the word lifestyle. Sitting atop a very green and generous 2.5 acres of elevated land, (zoned Future Urban—exploration of this future option is encouraged to maximise this property's potential), overlooking some majestic views of the Waitemata Harbour.

rwteatatu.co.nz/TET25474

“Free Appraisal”: What’s the Big Deal?

House prices move in cycles. In times of high demand sales go crazy and values rise. When fewer people are buying, sales slump and values fall. Prices track on an even keel when there is a steady balance between supply and demand.

In the last few months we've seen a lot of change in the market and, as a result, you may be wondering, "How much is my home now worth?"

You may not be interested in selling but it's always good to know how much is "in the bank" and as your local real estate professionals we're always willing to offer a free appraisal.

If a new home is on the cards, knowing how much your house could sell for is vital when planning your next step. We're happy to provide this information at any stage of the decision making process.

Continued...

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

RayWhite

Ray White Te Atatu **Phone 09 834 6789**

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Continued...

Whatever your reason for wanting to know your home's value, an appraisal is significantly more accurate than the Council's Capital Valuation (which is based on already out-of-date data) or estimates from "value my house" type websites that use a one-size-fits-all formula to generate a figure.

Neither are reflective of today's market conditions nor do they take into account the condition and uniqueness of your home.

Every week we visit dozens of homes, attend auctions and keep abreast of everything that sells locally—size and condition, special features, listing and sale price. It's our job to know the market inside and out.

This, combined with access to industry-only data and technology, means we are well positioned to give you the best estimate possible.

At the end of the day, only when you sell will a buyer determine the exact value of your home but if you'd like an approximation in the meantime...

...call us TODAY for a free appraisal to find out how much your home is worth. We'd be delighted to help.

"Stop watering the weeds in your life, and start watering the flowers."



"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

	Feb-17	Dec-17	Jan-18	Feb-18
West Auckland				
Median \$	805,000	780,000	739,000	770,000
No. sales	199	234	176	252
Median days	40	32	44	44
Te Atatu Peninsula				
Median \$	1,030,000	888,888	850,000	1,020,000
No. sales	18	13	13	15
Te Atatu South				
Median \$	905,000	710,000	691,000	705,000
No. sales	9	19	16	12
Interest	5.50%	5.80%	5.80%	5.80%

Source: REINZ

What's your property worth? Request a FREE appraisal TODAY!



ENTER THE DRAW TO WIN!

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

Question: What is the Maori name for New Zealand?

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 23 April 2018

*Congratulations to our previous winner:
Steven Minchin*

What people are saying about our Salespeople...

Lillian Chen was very efficient and always communicated with us. Very friendly and easy to get along with.



FOR SALE
170A HEPBURN ROAD, GLENDALE

Live the dream holiday lifestyle in suburbia! Proudly positioned on a large fully fenced section we have an executive style, split level home with great indoor/outdoor flow, that will make entertaining summer BBQs a breeze. Generously spacious throughout with a functional layout, you'll have separation which makes for a special property that you won't find elsewhere.
rwteatatu.co.nz/TET25420



FOR SALE
6 MOORES ROAD, MILLWATER

Grab the opportunity to own this STUNNING QUALITY home in boutique Horncastle development in the popular area of Millwater! It is SPACIOUS AND AS NEW, COMFORTABLE AND MODERN, CONVENIENT AND HANDY. This location is truly the epitome of that year round holiday feeling.
rwteatatu.co.nz/TET25427



181 STURGES ROAD, HENDERSON

Congratulations—SOLD!

**Thinking of selling?
Call our team TODAY!**



Ray White Te Atatu Phone 09 834 6789
Diane Stevenson - Principal/Licensee Agent

RayWhite