



WEST AUCKLAND Homeowner

December 2018

Tips for a Fabulous Holiday Season

We've got it all wrong. Christmas "down under" couldn't possibly be scheduled at a more inconvenient time, right? Summer and school holidays have just started and everyone is exhausted after all those year end parties, exams, prizegivings and shows. It really is a crazy time of year.

(In the Northern Hemisphere, a mid-winter Christmas means it's otherwise "business as usual"—everyone heads straight back to work and school.)

To help make this Christmas a little less stressful, here are some tips to help you really enjoy this holiday season.

Plan Ahead With in-store decorations popping up in November, there's no excuse for Christmas Eve panic buying. Take the hint from retailers and start early. Explore buying gifts on-line to save you precious hours aimlessly traipsing around shopping malls.

Keep It Simple Planning a five-course meal? Ironing truckloads of linen? Ask yourself if it is really worth the effort. For some it well may be but if you'd like to spend more time relaxing, consider asking everyone to pitch in and contribute.



The "old fella" may be in a mad rush but it doesn't mean you should be too!

Give Sustainably Instead of giving what sometimes can become pointless clutter, consider gifting shared experiences—tickets to a show, concert or festival, a family fishing trip or visit to an adventure park.

Reach Out There's something exceptionally refreshing about giving to someone who can't pay you back. For many, Christmas is a lonely and painful season. Consider donating to a giving tree, volunteering at a community meal, taking baking to an elderly neighbour or inviting solo friends to your family gatherings.

Stay Safe Finally, swim between the flags, wear a lifejacket on a boat and clip on a helmet when cycling or scootering. Remember to use sunscreen, take breaks on long road trips and definitely don't drink and drive! Merry Christmas everyone.



7 Karamu Street, Te Atatu Peninsula

Fantastic opportunity for first home buyers to get onto the property ladder or an investor.

rwteatatu.co.nz/TET26032

Thank You for Being Part of Our Business

December is a great time to reflect on the year that has been and to thank everyone who has been a part of its success.

Each year, as your local real estate professionals, we have the privilege of talking to hundreds of people on the phone, being invited into dozens of homes and successfully matching the needs of many buyers and sellers.

We also recognise that you have a choice so we want you to know that we appreciate you choosing us.

Whether you've been a vendor, a buyer, you've referred us to someone else, asked us for an appraisal or any type of real estate advice, or we've simply crossed paths (and even if you've only read our newsletter but we haven't yet met)—thank you! Thank you for being a part of our business.

It's an honour to serve and be a part of this wonderful community. We'll be

Continued...



Ray White Te Atatu Phone 09 834 6789

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



Continued... taking a short break over Christmas but we're always available at the end of the phone to answer any question you have about real estate, including to give you an estimate of how much your home is worth.

If you are thinking of selling next year please do get in touch soon (the earlier we prepare for next year's selling season, the better placed we'll be for a great result.)

So thank you again for a fantastic 2018. Wishing you a very Merry Christmas and a safe and relaxing holiday. See you next year.

Diane & Ray White Te Atatu

Dear Santa

All I want for Christmas is a big fat bank account and a nice slim body.

(And please don't get them mixed up like you did last year!)



PRIZE DRAW!

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



Question: What date do we celebrate Christmas?

Phone, text 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 18 January 2019

Congratulations to our previous winner: Michele Grace Davies

Real Estate Market Trends

	Nov-17	Sep-18	Oct-18	Nov-18
West Auckland				
Median \$	750,000	850,000	825,500	772,500
No. sales	242	1,616	302	313
Median days	33	36	35	35
Interest	5.50%	5.80%	5.80%	5.50%

Source: REINZ

**Thinking of selling?
Call our team today.**

Just for a Laugh

It was the end of the school year and a kindergarten teacher was receiving gifts from her pupils.

The florist's son handed her a gift. She shook it, held it overhead, and said, "I bet I know what it is. Flowers."

"That's right!" the boy said.

"But, how did you know?"

"Oh, just a wild guess," she said.

The next pupil was the lolly shop owner's daughter. The teacher held her gift overhead, shook it, and said, "I bet I can guess what it is. A box of lollies."

"That's right, but how did you know?" asked the girl.

"Oh, just a wild guess," said the teacher.

The next gift was from the son of the liquor store owner. The teacher held the package overhead but it was leaking. She touched a drop off the leakage with her finger and put it to her tongue. "Is it wine?" she asked.

"No," the boy replied, with some excitement. The teacher repeated the process, tasting a larger drop of the leakage.

"Is it champagne?" she asked.

"No," the boy replied, with more excitement. The teacher took one more big taste before declaring, "I give up, what is it?"

With great glee, the boy replied, "It's a puppy!"

FOR SALE



64 Beach Valley Road, Piha

This tastefully refurbished character filled cottage sits to the rear of the section.

rwteatatu.co.nz/TET26066

FOR SALE



67 Staincross Street, Titirangi

Lifestyle starts in the Titirangi Gardens with this architecturally designed home.

rwteatatu.co.nz/TET25958

SOLD



4/8 Mayville Avenue, New Lynn

Congratulations - SOLD!

QUOTE: "I wish we could put up some of the Christmas spirit in jars and open a jar of it every month." —Harlan Miller

What people are saying about our Salespeople...

Lilian Chen was exceptional throughout the whole process, truly going above and beyond.



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

RayWhite