

Don Ha Property Newsletter July 09

HOT BUYS FOR July 59 Marne Road Papakura Investor Bargain



- 2 x 2 bedroom 70m2 units in block of 3
- single carport
- currently rented at \$220 & \$240 per week
- great investor bargain
- buy one or buy both

Wymondley Road Otago \$219,000 each Hot do-ups



- 4 separate x 3 bdrm houses
- all freehold titles
- all do-ups
- buy one or buy the lot
- close to M.I.T & Otago Shopping Centre
- vendor liquidating so make an offer



At Ray White Manukau we signed up 86 property contracts in the month of June to become the NUMBER ONE office in New Zealand.

Welcome to the July Newsletter of Don Ha where you will find the latest news & views, tips & hints on the property market.

For more information visit: www.donha.co.nz
or phone Don Ha 021 968 309
or Alison Weakley 021 901 720

What's Happening in the Property Market?

Good news for home sellers - over the past quarter nationwide property values have increased by 0.4% compared to the previous quarter where property prices fell 2.1%.

National Median Sale Price Up - the national average sale price increased from \$371,555 in May to \$378,535 in June.

Auckland Median Sale Price Up - the average sale price for Auckland increased from \$483,397 in May to \$489,444 in June.

Increase in Number of Sales - the amount of property sales is increasing and the market is more stable says Q.V manager Glenda Whitehead. Low mortgage rates have encouraged more buyers back into the market, which could become very active in spring.

Medium Priced Homes Most Popular - most sale activity in Auckland is occurring in the medium price bracket range of \$500,000.

Number of Days to Sell - nationwide fell from 42 days in May to 41 days in June.

What's HOT and SELLING FAST?

Currently our fastest selling investment properties are properties tenanted to Housing NZ. Representing a LOWER RISK investment option, you are guaranteed to get paid market rent 52 weeks of the year even if the property sits empty. Housing NZ also fix tenant damage at no cost to you and even reinstate the property back to its original condition at the expiry of the lease (less fair wear and tear). The rent is reviewed annually and a property manager is assigned to deal with your tenant.

Our regular property investment seminars outline the benefits of owning a rental property tenanted to Housing NZ - we specialise in selling these properties.

Wanting to sell your Housing NZ investment property? We can feature it at our next Housing NZ Investment Seminar. Please contact Alison Weakley on 021 901 720 or email: alison.weakley@raywhite.com

Thinking of buying a property tenanted to Housing NZ? Visit ww.donha.co.nz and click on Housing NZ Investment Properties to view our latest properties available for purchase.

Good News For Buyers Seeking Finance

Westpac has announced it is now lending to buyers with less than a 20% deposit. Those with only a 10% deposit may now be able to buy a home at an interest rate of only 0.5% above the standard rate. BNZ has continued to lend above 80% of the property value to buyers who are in a strong financial position with solid income. Kiwibank have also been lending over 80% in some cases, but at slightly higher than average interest rates.

Don Ha owner of Ray White Manukau employs a team of over 60 staff & has a database of over 7000 people meaning your property can reach thousands of buyers instantly.

INTRODUCING ALISON WEAKLEY

- assistant & selling agent to Don Ha. A real estate agent since 2003, Alison has spent many years in Sth Akld, growing up in Papatoetoe, attending High School with Don Ha & also a former South Akld business owner. For all property related enquiries call Alison on 021 901 720.



LATEST NEWS!

Don Ha is now co-owner of the newly opened Ray White Parnell office in partnership with James Lee.

The Don Ha quote of the month:

"If my mind can conceive it, and my heart can believe it, I know I can achieve it"
Napoleon Hill

New Listings For July



3 Hinau Road, Karaka **Offers over \$750,000**

- brand new ex Show Home
- 4 bedrooms, 2 bathrooms, 3 toilets
- home theatre/media room
- floor area 295m², land area 611m²
- many extras including underfloor heating, Vulcan heating/aircon system, solar hot water system, central vac, double glazed windows, gas fire, designer kitchen



5 Peguero Place, Manukau **Offers over \$349,000** **Calling all Bargain Hunters**

- 3 bedroom home with double garage
- Large 664m² section
- new kitchen
- selling below 2008 Registered Valuation \$415,000
- best buy in Manukau location



21 Masters Place, Mangere **\$439,000**

- brand new 4 bedroom, 2 bathroom
- double garage internal access
- large 600m² section
- separate laundry
- last new house available in subdivision



40 Woolfield Road, P'toe **\$419,000**

- 3 bedrooms, 1 bathroom, 2 toilets
- polished timber floors
- large 1009m² section - possibility of building an additional dwelling
- selling below GV \$500,000
- selling below RV \$500,000



Shirley Road, Papatoetoe **\$269,000**

- end 2 bdrm unit in block of 3
- concrete block & tile construction
- single carport, large front section



15 Rehua Place, Mangere **\$699,000**

- massive 10 bedrooms—suit extended family or rent out the rooms as a boarding house