



BAYLEYS RESIDENTIAL NEWSLETTER homefront

Tara's Feature Listing



86 Sunrise Avenue – Mairangi Bay
<http://www.bayleys.co.nz/201444457>

Are you looking for an affordable home without compromising location?

Discover this charming 3 bedroom weatherboard bungalow on a huge freehold section. Open plan living spills onto the north facing deck and lawn. A substantial basement area offers great storage and extra space. The location is superb – just an easy stroll to local schools, Mairangi Bay village and several beaches.

Dairy Flat – Japanese Inspired Design

This iconic North Shore home has been re-sited on a gorgeous flat to gently sloping 1.3ha block. Interesting architecture with clean bright interiors showcase's the soaring high ceilings of the home.



Flooded with light the dining and lounge spill out to the sunny north facing decks and lawn. Four generous bedrooms plus study retreat, triple garaging and loads of extra parking.

Situated in one of the most exclusive areas of Dairy Flat and surrounded by equally quality properties.

www.bayleys.co.nz/201407729

Tara's Comment...

It's hard to believe we are in October already! We are certainly on the slide towards Christmas, so if you are thinking of selling, NOW is the time to act. Catch those buyers before their focus changes to holidays and New Years frivolities!

In addition to working hard with our surplus of cashed up Kiwi buyers, we are also currently in the UK showcasing local property at the Opportunities NZ Expos. We have received great initial reports from the Bayleys team after the first weekend - approximately 3,500 people came through the expo over the two days. Attendees received a copy of Bayleys Global, the New Zealand Property Portfolio, giving those properties showcased in the magazine huge exposure.

Over the course of the weekend the Bayleys team were able to register a large number of enthusiastic buyers all interested in living in New Zealand.

On a personal note, the family and I are lucky enough to be heading to Fiji this week for a brief shot of sunshine and warmth. This is a picture of me with Renee and Seb last year at Mana Island.



The last quarter of the year is birthday time, with Renee turning 4 and Seb 6. Its hard to believe Seb's been at school a whole year now! He just loves it – Murrays Bay Primary – he's made a whole bunch of new mates and is enjoying extra out of school activities like Touch Rugby and Karate. BUSY Mum!

Home improvement ideas - what to look out for...



When selling your home, it is a good idea to look around and see if anything needs to be renovated or updated. This could be the difference between selling your property or not – so it pays to take note and be wary of some things.

Over-the-top renovations

Not all renovations will raise the value of your home. Just because it's bigger, doesn't mean it's better by future homebuyers' standards. Don't install the bathroom with the supersized shower and imported Italian marble unless you have the money to do it. That kind of improvement doesn't typically increase the value of your average home, and may not be popular with homebuyers. On the other hand, updating an old bathroom could see an increase of several thousand dollars to your home's bottom line.

Swimming Pools

If you think installing a swimming pool in your backyard of your home will bring homebuyers clamouring to make offers on your home, you might be wrong. Some consider it a perk, but others perceive it as a pain with all the maintenance that goes along with it.

Home office renovations

Although a home office is often an amenity appreciated by those looking for a home, it should be built with its future function in mind. Overhauling an office doesn't pay off when it's time to sell your home. Don't steal usable space from another living area to create a home office. Instead, make sure the space can be easily converted back into a bedroom or other living space.

Unique builds

Home magazines are always coming up with clever and creative ways to change the look of your living space. Tempted to put a classic disco ball with lights in your bedroom, or a peaceful pond in your backyard? Avoid making outlandish changes to your home or changes that will be perceived as adding work for future homeowners.

Roof renovations

If your roof needs repairs, get the job done as soon as possible. It will be one less issue to deal with when you list your home. Do not be tempted to do the job faster, by replacing the roof with clay tiles, as future homebuyers might not be impressed. Keep it simple when preparing your home to be listed and do the job right first time.

homefront

Mortgage borrowing strategy by ANZ chief economist Cameron Bagrie

Floating and short-term fixed rates have been steady over the past month, but there have been small cuts to fixed rates for terms of two or more years. Fixed rates tend to be heavily influenced by global interest rates, and these have moved to extremely low levels because of a weaker global recovery.

However, floating rates are a different story, and while the Reserve Bank has left the Official Cash Rate unchanged, it has warned rates still need to rise gradually over the next few years - probably from early 2011 - so it makes sense to consider fixing. In ANZ's view, the 2 year is the 'sweet spot'.

Mortgage rates should remain low for some time. Judging the exact time of the next OCR rise is pretty tricky, particularly given the disruptive effect of the Christchurch earthquake. ANZ predicts the OCR will rise gradually, to around 4 ½ percent.

With the OCR at just 3 percent, the next move is up. The obvious question is how quickly as this is the key factor when deciding whether to fix or not. ANZ sees some value in fixing a portion of mortgage borrowing at current levels, with the 2 year 'sweet spot'.



Courtesy of...

Tara Menzies

Lifestyle/Residential Sales

M +64 21 720 307 | D +64 9 487 0628

taram@bayleysnorthshore.co.nz

www.taramenzies.bayleys.co.nz

396 Beach Road, Mairangi Bay,
North Shore City, New Zealand
Stanaway Real Estate Ltd MREINZ