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Lawrence 'Kiwi' Wong

# KIWI-BAMBOO-LINE REAL ESTATE

Autumn 2008

## IS THE REAL ESTATE MARKET ALL THAT

In the Summer Edition of this newsletter, the heading was "*Steady as she goes Mate!*" Well things have been steady.... Steadily sliding down! But the question is: Is it all that bleak? The answer depends on which side of the fence you are sitting on and other factors!

*1. The market is not that bleak !*

The Government has spent all of last year hiking interest rates to cool the market—and so it has cooled! The "Boom" which has lasted for so long has run its' course. The major effect is that houses are suddenly very affordable for first home buyers, and for investors! Now's the time to upgrade and do whatever!

Furthermore, there is a shortage of sellable listings Supply and demand factors kick-in. Low demand and low housing supply softens the pricing mechanism. If, for your own personal reasons, you need to sell, now is definitely the time to do it!

Why not 'Give me a bell' and we'll have a 'cuppa' together! I'm ready and available!

*2. This is a Buyers' market. If you are interested in securing your retirement future or investing then now is a good time to look and to buy to build-up your portfolio! Buying is very affordable! If you are a first home buyer now is your opportunity to get into a home! The Property*

*Press is not exactly bursting to the seams with houses for sale, but those many that are on the market will meet the market! If you are thinking of selling, do so if you must! If you have owned your home for some time you will not be losing any money—you won't be making as much as you might have if the market was rocketing upwards. However, sell on a 'low market' , buy on a low market! One option you have up your sleeve is to hold off for a while and see what happens. Each person's circumstances are different so what is going to be good for you may be bad for someone else! Autumn is a good time to list your property !*

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### WOOL WANTED

Pat Lawson still needs wool for her band of knitters They are making knitted blankets and beanies for needy children . If you have any spare wool please

PHONE PAT: **537-3026**, or take your wool to her at **2/15 Essington Place**, ( off William Bryan Drive ) Half Moon Bay.

Over 20 YEARS in Real Estate and still going strong

**Lawrence 'Kiwi' Wong** Mr. Wong will see you right!

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Web site: [www.kiwibamboo.co.nz](http://www.kiwibamboo.co.nz) for this newsletter, back issues, and some interesting discussions, and, New Zealand flags for car windows.

## "HOT" HOMES STILL FOR SALE



10  
Andrea  
Place  
SUNNY-  
HILLS,  
PAKURANGA

5 bedrooms + attic room (6th brm)  
3 bathrooms, 4 toilets

Lounge : 2 + Formal Dining In-  
ground heated pool Living Area: 2  
86 m<sup>2</sup> Land area : 665 m<sup>2</sup>

This property did not attract any  
bids at Auction.

Asking price: \$990,000



143

Reeves Road PAKURANGA

3 double bedrooms

1 bathroom, plus Sep Shower, sep  
toilet Lounge : huge + Dining

Land area : 1/2 790 m<sup>2</sup>

Living area : 130 m<sup>2</sup>

Brick and 'Harvey tile' Aluminium  
window joinery

Overseas Owners now highly moti-  
vated. Price slashed to \$370,000

DO YOU need to have independent advice on your investment and exit strategies! If you do, please book a time for a professional consultation at no charge or obligation to you. . You will find that I give objective advice based on your personal circumstances. Your Privacy will always be respected. I can also give you an appraisal on the value of your home if you so desire. at no charge. All you need to do is to pick up your phone and contact me !

## HOMES NOW VERY AFFORDABLE! GET MOVING!

Shares, Futures, Gold, Silver, Commercial property, Apartments, and Homes represent some investment options. The home is, for most New Zealanders the major investment! A home is what most New Zealanders aspire to own, but sadly has been become beyond the reach of an increasing number of young couples. The current cooling of the market has meant a lowering of prices so that home ownership has become a viable option for those who were fretting! The supply of houses is matching population growth. Houses are always being sold and purchased, whatever the economic climate and at whatever the prevailing interest rates. "When you've gotta go you've gotta go!" ( Death, job relocation, divorce, children left home as some of the reasons, that is, downsizing! ). Alternatively you may need to get into a bigger home. Now is definitely the time to do it as higher priced homes are even more affordable! Once you've decided on a plan of action get stuck in a implement your plans! Time and tide wait for no man! Here are a few pointers. FOR SELLERS. Your house is worth only what one person is going to pay for it. Choose a method which suits your situation. If you have a price, make sure that your pricing sits comfortably in the market place. Why put your home on the market so that people can use your home as a comparison to get "a better deal?" The name of the game is to attract people to your home! FOR BUYERS. Look systematically in your price range. Remember location is the first rule. The second rule is the same as the first! Be realistic with your expectations! Be honest with your Agent.

Love ...

*The most important thing in life is to know that you are loved , and then to share this love with one other, then another!*

## YOU'RE NEVER TOO OLD TO HELP OTHERS

Pat Lawson is 82 years and just wants to help others. She has green fingers, a thriving garden. She likes to work - teaches bible in schools, and is most interested in helping others. She is greatly encouraged by those who belong to knitting groups whose work go to charity. Her small circle is responsible for 1,193 rugs and blankets plus around 5 times this amount of baby wear, baby bonnets, baby blankets, TV Slippers for the elderly. 120 Beanies ( for Barnados ), crochet & knitted rugs, 125 machine knitted rugs! Many thanks to the person who left a big bag of wool at her doorstep anonymously! Perhaps you could help ??!