



first national
REAL ESTATE

Licensed REAA 2008

VIP Newsletter
We put you first



Selling Homes, Just Like Yours

Ph: 307 8317 ext 207

Mob: 021 221 2544

Email: migs@margaretwilson.co.nz

www.margaretwilson.co.nz

Hi folks,

We are nearly at the end of another big year with the Rugby World Cup, the Election over and Christmas coming up fast where has the time gone? I am pleased to say it has been a big year for me too and I hope that it continues through the New Year,

On that note, I would like to take the opportunity to thank all my past, present and future clients that have entrusted their homes to me to get a positive result.

Should you need any help with any real estate needs over the Christmas / New Year period please feel free to contact me, as I will only be pleased to help you.

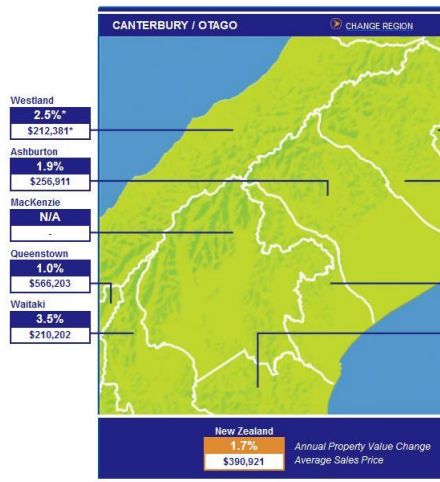
On a final note for 2011, may your Christmas end the present year on a cheerful note and make way for a fresh and bright New Year.

Kind Regards

Margaret



Market Update



Residential real estate remains characterised by a continuing listings shortage in many areas but with buyers still cautious and most vendors in little hurry to move.

Investors are starting to come back to the market, but they have very definite demands. Some are looking to buy, upgrade and on-sell at a healthy profit (the traders), often taking advantage of continued levels of mortgagee sales. Others require a definite positive cash flow return. The latter is often achieved by creating additional revenue from properties such as converting existing garages to sleep-outs or a further self-contained unit.

(sources qv.co.nz & tonyalexander.co.nz)

Boost your Home's Value with Summer Projects that Sell...

Everyone loves summer and with good reason: after a long winter, the bright sunshine beckons young and old alike to sit by the pool, enjoy a little music, and soak in the warmth. Summer is also the most popular time to buy or sell a home; and by investing a little time and energy into these summer projects that sell, your home will look its best whether it goes on the market next week or next year.

Pressure Wash and Spray: Start at the roof, then work your way down, to remove stains and dirt from walkways, driveways and even fences. Whiten and brighten the concrete, crevices and other corners of your home and yard to lighten the entire area.

Clear the Clutter: Trim and remove low branches and excess clutter to create the look and feel of clear, open space. Consider purchasing plastic partitions or other low-maintenance storage units to hide away trash cans and other unsightly items that add to the perception of clutter and detract from the beauty of your home.

Touch Up the Paint: Shutters, doors and awnings are all prone to excessive wear and tear over the winter months; make a point of touching up the paint. It's an easy and affordable way to revitalize the look of your home.



Add a Touch of Colour: Bring in fresh mulch; then follow up with strategically placed flowers, potted plants and other enhancements throughout the yard. This will add interest while helping hide those tough trouble spots.

Create a Focal Point: The most successful landscapes incorporate a central element that serves as the focal point for the entire area. Use the same strategy in your own yard. Begin with something affordable and small like a garden bench or pond to add elegance and appeal.

7 Reasons to Sell During the Christmas Period



1. House hunters, during the holiday period are typically serious home buyers
2. Inspections may be easier than you think if you are planning to be away during the Christmas holidays... your home is always ready for inspections without any effort!
3. Many of your neighbours will be having family and friends over. If they love the neighbourhood and see your for sale sign, you might just get some interested buyers.
4. People are generally happy during the holiday season—happy people, happy buyers!
5. Your garden and yard always look lush, green and inviting at this time of year...and all the Christmas lights in the neighbourhood make it even more enticing.
6. Christmas bonuses often get used as part deposits; get them interested whilst they have the money!
7. Finally, you can always ask Santa for a ready, willing and able buyer



**first
national**
REAL ESTATE

Licensed REAA 2008

We put you first

NEW LISTINGS



[21 Torbay Ave, Lake Hood](#)

Fun in the Sun and Water!

A private jetty at your front door that leads passed a magnificent outdoor entertaining area through to an amazing four bedroom/3 office home full of extras and WOW. So tranquil. View by appointment only

Price: \$729,000

Land Size: 1,214sqm



[7 Manse St, Ashburton](#)

Four bedrooms filled with WOW at every turn Large open plan kitchen dining and living that opens out to a sunny sheltered deck area, ideal for those lovely summer days.

A large separate room with its own ensuite opens many possibilities. No garaging.

Price: \$359,000

Land Size: 760sqm



[Hut 40 Lower Hakatere, Ashburton](#)

Happy Holidays

A two bedroom immaculate holiday hide away from stresses of everyday living. All furniture, linen, crockery and cutlery included plus washing machine and dryer.

Walk in and kick back by the seaside.

Price: \$57,000

Land Size:



[69a McMurdo St, Tinwald](#)

A lovely modern near new townhouse nestled on a private rear section that opens to a sunny secluded patio. Generous kitchen is very user friendly with open plan living and dining. Attached double garage with internal access.

View to appreciate.

Price: \$305,000

Land Size: 575sqm