



Selling Homes, Just Like Yours

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Hi folks,

It's that time again - and here's my latest news. I have recently amalgamated my databases into a new database so I apologise if you've received this in error. Please let me know if I have wrongly added you.

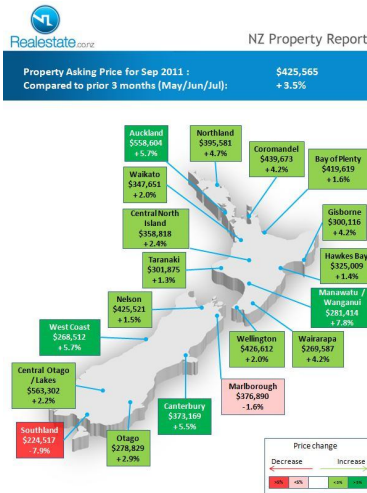
As I was doing this, it struck me how many really nice people I've met over the years.

If I've not been in touch personally for a wee while, please forgive me. In fact it would be great to get a quick email from you, to let me know where you are and what you're doing. Keeping in touch with nice people is what it's all about.

I look forward to hearing from you.

Kind Regards

Margaret



Market Update

The property market has now fully entered its traditional spring period: an active time with new listings appearing as the weather improves. This year the two uncertain variables of the Rugby World Cup and the forthcoming election certainly do not appear to be affecting the supply side of the market.

New listings continued to come onto the market – by no means a flood, but much in line with seasonal trends. The current rate of sale of properties has been growing steadily over the past 6 months and whilst in last couple of months this rate of sale has been at a higher rate than listings leading to a decline in inventory; during September this balance was redressed. As a consequence in the month of September the inventory of unsold houses rose slightly.

The average asking price for properties being put on the market rose significantly during September due to seasonal factors.

Realestate.co.nz chief executive Alistair Helm said sellers were clearly looking to capitalise on the higher demand for property.

"Sellers have seen the growing demand for new properties and responded accordingly. It's likely that we may see asking prices rise further as sales remain strong and this confidence grows further in the months ahead."

"This is still below the long-term average of 41 weeks. If historical precedent is any indicator, this could likely continue to plateau for the foreseeable future," he said.

(sources nzherald & unconditional.co.nz)

5 Quick & Easy Renovations & Remedies

Learn how you could earn tidy profits when selling your home or investment property with these quick renovation and maintenance tips.

Colour: Still living in sterile white walls? Does a boring beige and brown exterior greet potential buyers? Eliminate the institutional look and give your home a brand new appearance inside and out with a quality paint job.

Clean Air: The sense of smell is a powerful tool especially when it comes to selling a home. Pet odours, smoking or other unpleasant smells can dramatically alter the impression of the home. Deep clean carpet, air vents, upholstery, and drapes plus any other absorbent surface that collects odours. Make it a priority to change the air filter and consider using an enzymatic treatment for deep-set odours. Marketing companies use smell to sell everything from new cars to clothing; put the same tips to work when renovating by using fragrance to create the impression of quality, comfort, and cleanliness.

Carpet Fixes: Before spending big dollars on new carpets, consult with a specialist capable of repairing and restoring the rugs throughout the home. It is often possible to blend or repair burns, snags and stains to make the carpet look nearly as good as new.



Clear Clutter: Visually a few well placed large objects of contrasting colours are more attractive than numerous small items. Use this knowledge to tackle objectionable areas and transform them into the centre of attention both inside and outside the home. Expand small rooms by adding a window that draws the eye outward or co-ordinate colours to give the impression of uniformity instead of clutter to make a small kitchen or bathroom look larger.

Conserve: Invest in low-maintenance lawns, water-saving devices and energy efficient appliances that will appeal to potential buyers and tenants alike. Green is in

The Canterbury Earthquake Recovery Authority—[Landcheck website](http://Landcheck.org.nz)

LandCheck.org.nz

Canterbury Earthquake Recovery Authority



Canterbury has been shaken by a series of major earthquakes and aftershocks, severely damaging land, buildings, homes and infrastructure. Since the first earthquake struck in September last year, extensive geotechnical work has been undertaken to assess the state of the affected land. While this work is ongoing, information on the state of land, including how badly damaged land is and whether land will be suitable for rebuilding, is now available.

The Canterbury Earthquake Recovery Authority (CERA) was set up by the Government to lead recovery work following the devastating earthquakes of September 2010 and February 2011.

The Canterbury Earthquake Recovery Authority has set up a website <http://www.landcheck.org.nz/> to assist residential property owners across the greater Christchurch determine the status of their land following the devastating earthquakes.

The information on this site has been drawn from information held predominantly by EQC and Tonkin and Taylor.



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NEW LISTINGS



144 William St, Hampstead

An immaculate makeover of the highest standard as turned this home from a pumpkin to a castle. The relaxed ambience you feel on entering this lovely three /four bedroom home has been created by the soft decorating tones through out. An updated kitchen complete with modern appliances that flows to a generous dining area, plus a generous living area.

Price: \$ET SALE unless sold prior (closing Wednesday 26th 2pm)

Land Size: 890sqm



6 Millibrook Pl, Tinwald

Definitely the WOW FACTOR!!!

Stylish, Modern and Luxurious. The features and design make this a one of a kind home. Four bedrooms plus office there is room for everyone to spread. An Awesome setting in a quiet cul de sac.

Price: \$459,000

Land Size: 1,005sqm



11 Manchester St, Tinwald

A permanent material three bedroom home with large kitchen and dining area. Kitchen has been updated. Lovely neutral paint throughout add to the bright spaciousness of this home that sits comfortably on a corner section. There is a generous sunny backyard with BBQ terrace catching the afternoon sun. Could get \$260-\$280 in the current rental market.

Price: \$239,000

Land Size: 673sqm



12 Coniston Dr, Allenton

An amazing five bedroom home with so many luxurious benefits you couldn't replace it under asking price. On entering through the large door, framed by lead-light windows you enter into an expansive foyer that has a wide curved stairway leading to the three upstairs bedrooms and large bathroom. The kitchen dining and family room flow to a sunny sheltered outdoor living area. There are three entertainment areas so you can follow the sun all day with your book. Downstairs you have a guest room complete with its own stunning bathroom and the master bedroom is in a class of its own. Words cannot do this home justice.

Price: \$897,000

Land Size: 1,192sqm