

# PROPERTY ON THE MOVE

RayWhite

NOV-DEC 2024

## Top Renovations That Appeal to Kiwi Buyers (and What to Avoid)

Renovating your home can be a great way to increase its value and appeal to potential buyers, however, not all upgrades are created equal, and some could even detract from your home's desirability. Here's what Kiwi buyers love—and what to avoid.

### Renovations That Add Value:

- **Kitchen and Bathroom Upgrades**  
These spaces are high on buyers' priority lists. Modern, functional kitchens with quality appliances and stylish bathrooms with good water pressure can significantly boost your home's appeal. Keep designs timeless and neutral to suit a range of tastes.
- **Outdoor Living Spaces**  
With New Zealand's love for outdoor living, well-designed decks, patios, or landscaped gardens are a big draw. Add value by creating a seamless indoor-outdoor flow, such as installing bi-fold doors or a covered entertaining area.
- **Energy-Efficient Features**  
Solar panels, double glazing, and insulation improvements are increasingly sought after. Buyers appreciate lower energy bills and warmer homes, especially in Auckland where temperatures fluctuate and you can often experience four seasons in one day.

### Renovations to Avoid:

- **Overly Personalised Spaces**  
Bold paint colors or highly customised features can alienate buyers. Keep your renovations neutral to appeal to a broader audience.
- **Swimming Pools**  
While a pool might seem luxurious, many buyers see them as high-maintenance and costly. Unless you're in a luxury market, think twice about installing one.
- **Poor Quality DIY Work**  
Buyers can spot subpar workmanship, and it often raises red flags. Always hire professionals for any structural or complex projects.

Investing in smart, buyer-friendly upgrades can make all the difference when it's time to sell. Focus on timeless, practical improvements, and you'll likely see a great return when your home hits the market.

And always ensure you check with the Council to understand whether any planned improvements require Council Consent. It may feel like a hassle getting Consent (as well an expense) but its better to be compliant than to have spent good money on non-consented improvements that can actually cost you a lot more in the long run.

## ON THE MARKET!



### 49 LOTHIAN BRAE Wattle Downs

4 bed, 2 bath, brick & tile, 2x garaging. Gorgeous well-loved double-glazed home on 730m2 site in sought-after cul-de-sac

**AUCTION -3 DEC 11am (USP)**



### 15 ZABEEL CRESCENT Takanini

4 bed, 2 bath, brick & tile, 2x garaging. One of the best in the area, must see home on 310m2

**ASKING PRICE \$995,000**



### 74 JUDGE RICHARDSON DRV Drury

5 bed, 3 bath, brick & tile, 5x garaging plus sep accom wing. Stunning Home on 1.94 Ha lifestyle

**PRICE BY NEGOTIATION**



### 17 WERI ROAD Karaka/Drury

3 bed, 2 bath, 4 year old GJ Gardner built brick & weatherboard home with 2x garaging on 320m2

**OFFERS OVER \$949,000 SOUGHT**

## JUST SOLD



### 107 RUSHGREEN AVE Pahurehure

4 brm, 2 bath striking contemporary designed family living in Top Position on 769m2.

**LEFTOVER BUYERS -MORE NEEDED**



### 1A WAIARI ROAD Conifer Grove

3 bed, 2 bath, 15 yr old architectural style with 2x garaging plus plenty of OSP parking. On 659m2 freehold site in no exit street

**SOLD- PRE- AUCTION OFFER**

WARREN & PHILLIPA TIBBOTTS & JAMES BOYD



Phillipa  
021 888 168



Warren  
021 977 775



James  
021 026 33713

warrenandphillipatibbotts.co.nz

# LOCAL REAL ESTATE SUBURB TRENDS

Month	Median	Average	Sold	Days	Highest\$	Lowest\$
<b>KARAKA</b> Incl Lakes & Harbourside						
Oct 23	\$1,326,907	\$1,186,944	28	53	\$4,000,000	\$755,000
OCT 24	\$1,082,500	\$1,205,125	20	96	\$2,175,000	\$668,000
<b>PAHUREHURE</b>						
Oct 23	\$887,500	\$887,500	2	N/A	\$930,000	\$845,000
OCT 24	\$881,000	\$905,944	9	34	\$1,255,000	\$575,000
<b>PAPAKURA SUBURB</b>						
Oct 23	\$836,000	\$854,115	91	42	\$1,840,000	\$532,000
OCT 24	\$813,000	\$869,042	51	50	\$2,000,000	\$433,000
<b>OPAHEKE</b>						
Oct 23	\$1,100,000	\$1,048,000	5	17	\$1,305,000	\$835,000
OCT 24	\$900,000	\$822,571	7	146	\$1,000,000	\$585,000
<b>ROSEHILL</b> Incl Parkhaven Estate						
Oct 23	\$892,000	\$1,008,125	8	41	\$1,630,000	\$608,000
OCT 24	\$1,150,000	\$1,283,071	7	40	\$2,325,000	\$665,000
<b>TAKANINI</b> Incl Longford Park & Conifer Grove						
Oct 23	\$860,000	\$911,705	39	44	\$1,180,000	\$651,000
OCT 24	\$925,000	\$923,498	31	66	\$1,580,000	\$585,000
<b>WATTLE DOWNS</b>						
Oct 23	\$860,000	\$955,438	16	55	\$1,285,000	\$620,000
OCT 24	\$1,045,250	\$1,053,850	10	76	\$1,480,000	\$670,000
<b>THE GARDENS</b>						
Oct 23	\$1,102,500	\$1,151,750	4	49	\$1,400,000	\$1,002,000
OCT 24	\$1,085,000	\$1,138,700	5	84	\$1,450,000	\$888,500
<b>PAPAKURA WIDER DISTRICT</b>						
Oct 23	\$850,000	\$914,499	187	48	\$3,250,000	\$532,000
OCT 24	\$870,000	\$965,074	130	64	\$2,462,500	\$433,000

# CURRENT BANK LENDING RATES

Bank	Floating	1 year	2 year	5 year
ANZ	7.89%	5.99%	5.69%	6.19%
ASB	7.89%	5.99%	5.69%	5.79%
BNZ	7.94%	5.99%	5.69%	5.69%
Kiwibank	7.75%	5.79%	5.69%	5.69%
TSB	7.89%	5.69%	5.69%	5.69%
Westpac	7.89%	5.99%	5.65%	5.59%
<b>Best Rate</b>	<b>7.49%</b> Heartland, ICBC	<b>5.65%</b> Heartland	<b>5.55%</b> Heartland	<b>5.49%</b> Bank of China, ICBC

Info from mortgage.com.au as at 19 Nov 2024. Red equals increased rate, Black equals the same rate, Green equals reduced rate (compared to last month) In no way is this display to be taken as an endorsement of any of these Banks

# REINZ -OCTOBER 2024 PROPERTY REPORT

## National Highlights

**6,681**

TOTAL PROPERTIES SOLD

▲ 20.0% year-on-year

**\$795,000**

NZ MEDIAN SALE PRICE

▲ Up 0.7% year-on-year

▲ Up 1.9% compared with Sept 2024

**42**

NZ MEDIAN DAYS TO SELL

▼ Up 4 days year-on-year

## Median House Prices

**\$1,000,500**

AUCKLAND MEDIAN SALE PRICE

▼ Down 4.3% year-on-year



Warren, Phillipa &  
James

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