

# PROPERTY NEWS

Ideas to help you when you're Buying or Selling

# PRESENTATION SOLD IT!



## In this issue of Property News:

- Tips for finding the right home
- How did presentation sell this home?
- Swimming pool fencing guidelines



<http://www.morrinsville.ljhooker.co.nz>

07 889 8015

## LETTER FROM THE PRINCIPAL

Dear Reader

In this issue of Property News we feature a property that was under contract within one week of being listed! Not only was it a prompt sale, but the property sold for its list price. To find out more about why this successful sale was made so quickly, please see our page 3 story.

For those who are looking to buy a home, it can be overwhelming looking at all the properties currently available on the market. Our page 2 story has some tips to help make the process as enjoyable as possible.

As summer approaches and the backyard pool becomes a favourite place to hangout, it is important to ensure it is a safe environment for all. Our page 4 story has some guidelines on pool fencing.

If you are considering selling, buying or renting, we are here to help, please give us a call.

Kind Regards

**Dave Young**

Principal.

0274 579 060



# Finding the RIGHT home

Tips for navigating the house hunting trail



***Sometimes it's hard to see the wood for the trees when you're house hunting.***

Rather than looking at everything, however, it's a good idea to narrow down your search before you start, by deciding what's important to you.

### Location

For example, will your life be easier if you are within walking distance of work, schools, shops, transport or other amenities? If these are crucial factors, you can narrow down your search.

If your purpose in buying is to have an asset that you can sell at a profit in a few years, location is also a vital factor in your purchase. The old saying about the advantages of buying "the worst house in the best street rather than the best house in the worst street" has been tried and proved true over time.

### List

Making a list about what you really want in a home can save lots of time when you're looking. It also helps to note down what you like and don't like about living in your current home and location. This assists in focusing on what you really want from your new home. Then, when you're looking, check your list against the features of the homes you inspect and see if they tick all or most of the required boxes.

### Loan

The best way to break your heart when house hunting is to find the house you want, only to learn you can't secure the required finance. Find out first how much you will be able to borrow, and don't be tempted to look at properties outside that range. This saves time and disappointment when you're on the house hunting trail.



49 Studholme Street

Morrinsville

(07) 889 8015

office@ljhmo.co.nz

<http://www.morrinsville.ljhooker.co.nz>

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# How did presentation sell this home?

When it's time to sell, a quick sale is always the hope but to sell within a week of listing is like a dream. That's what happened when Julie Farrell, residential sales consultant at LJ Hooker in Morrinsville listed 16 Willow Grove.

The four-bedroom, two-bathroom home presented in an immaculate condition, which boosted the home's natural charm and uniqueness.

Overlooking the stunning Willow Grove parklands, the home's angled ceilings and feature windows throughout create a bright, airy atmosphere that is appealing and inviting. The living room features high, timber ceilings and folding patio doors that open onto an impressive al fresco dining area. The main dining room brings the outside indoors with a 'misty woods' feature wall and a bit of glam with a chandelier above the dining table.

It's no wonder this stylish home sold for the listing price of \$725,000 after only one open home.

"Our vendor was committed to showcasing their home in the best way possible," said Julie. "The home was immaculately presented."

When selling, presentation of your property is key. LJ Hooker recommends vendors declutter, tidy gardens, do repairs, and style the home.

Also, make your home accessible for viewings at open homes, after hours too as scheduled times may not be suitable to everyone. Investing in professional photography and advertising will have a greater impact and potentially get more eyes on your property.

"Well presented properties shine above others on the market," said Julie. "The purchasers fell in love with this home as soon as they stepped through the door."

The vendors of 16 Willow Grove took on the advice of LJ Hooker to invest in newspaper advertising, professional photography, large showcase signage and internet advertising and it paid off.

"We are very pleased that we listed our property with Julie from LJ Hooker. Julie's enthusiasm for our property meant we were confident she would promote and market it to the best of her ability."

"From the first appraisal, right through



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to the sold sign going up, she kept us informed with texts, written updates, and phone calls. She was always accessible and prepared to go the extra mile to make sure our sale went through smoothly. Choosing Julie as our real estate agent was

a great decision," said vendors Sheryl & Ray Glover.

**Are you thinking about selling your Morrinsville property? Call the friendly team at LJ Hooker Morrinsville today.**

## Our Successful Sales In The Last 12 Months From Our New Office

40 Racecourse Rd	17 Hetherington St	32 George St	22 Lincoln St
1084 Tower Rd	80 Moorhouse St	8 Lear St	1A Osborne Ave
13 Centennial Ave	448A Thames St	13 Seales Rd	8 Thorpe St
52 Ngarua Rd	206 Studholme St	57 North St	41 Goodwin Ave
95 No 5 Rd	8 Cedar Way	16 Willow Grove	339 Thames St
7 Esk St	7 Sanders Ave	29 Williams Ave	53A Allen St
1 George St	2 Seville Cres	4 Mulberry Grove	16 Snell St
21 Anzac Ave	22 Lindale St	14 Eynon Rd	22 North St
28B Snell St	2 Stirling Dr	2 Lincoln St	38 Bank St
27 Holmwood Park Dr	1 Clifford St	10B Strathmore St	47 Allen St
19 Holmwood Park Dr	62 Young St	6 Lorne St	5 Andrew Hilton Cl
85 Allen St	11E Strathmore St	17 Sain Cres	8 Wiseley Pl
65 Moorhouse St	9 Turnberry Cres	19C Cobham Dr	2A Terrace Ave
28 Riverview Rd	8 Paul Ave	91 North St	19B Cobham Drive
4 Mulberry Grove	8 David St	13A Strathmore St	172 Harbottle Rd,
87 Harbottle Rd	177 Tauhei Rd	35 Tui Pa Rd	5 Campbell St,
3806 State Highway 26			

**Sold**

# SUMMER IS NEARLY UPON US

## DOES YOUR SWIMMING POOL COMPLY?

**Sad facts between 1988 and 2008 - 96 preschoolers drowned in home pools and spa pools in New Zealand. Please take time to read and check your swimming pool complies.**

New rules for swimming and spa pool fencing have been put in place by the Government and have been effective from 1 January 2017. The new rules are aimed at reducing the number of children drowning in pools. It also provides consistent rules for the whole country. The rules are now part of the Building Act 2004, the Fencing of Swimming Pools Act 1987 is no longer applicable.

There are some important changes for pool owners to be aware of as you may need to build a new/additional fence, adjust a current fence or have a lockable cover. In addition, all pools in New Zealand will now need to be inspected every three years by the local Council to proactively make sure safety measures are correctly in place.

### Swimming pool fencing guidelines

All materials and components of a fence should be of a durable nature and constructed so as to prevent a child from climbing over or crawling under the fence from the outside.

Fences shall extend a minimum of 1.2m above the ground around the pool and any pool projections. If a fence is to be constructed of perforated material, netting or mesh which has a dimension greater than 10mm, the fence shall

extend 1.8m above ground level or pool projections.

The maximum size opening of any perforated material, netting or mesh, excluding circumference or perimeter is 50mm. This will include diagonal measurements.

Pool projections also mean objects permanently placed on the ground within 1.2m of the fence, and includes trees etc. Such materials must be fixed at the top and bottom, or be of such a nature, that the fence cannot be readily crossed by children under the age of six years.

Any clearance between the bottom of the fence and gate and ground level shall not exceed 100mm.

The spacing between adjacent vertical poles, panels or other posts shall not exceed 100mm at any point. All fencing supports, nails, rods, wires, bracing or other similar posts shall be on the inside of the fence and be inaccessible for use for climbing from the outside.

Horizontal rails should be at least 900mm apart.

Gates shall not open into the pool area, and must be fitted with an automatic closer capable of returning the gate to the closed position and operating a child proof latching device.

The latching device should be mounted on the inside of the gate at a height of 1.2m above ground level or on the outside of the gate at a height of 1.5m above ground level.



Where a building forms part of a fence and the pool is not contained within the building, any door that gives access to the immediate pool area will be required to be fitted with a locking device that when property operated, prevents the door from being readily opened by a child under the age of six years.

This also applies to an opening window if any part of the sash is within 1.2m of the floor, and must be fitted with a window restrictor so that it cannot open more than 100mm or be lockable. The immediate pool area must not contain vegetable gardens, clotheslines, children's sand pits, slides, swings etc.

The fence should also be situated to prevent children moving directly to the pool from the house.

**This is only a guide to the fencing requirements and does not cover all situations or aspects of the fencing requirements. Please check with the Building Unit of your local Council.**



**Lj Hooker**

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Morrinsville  
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