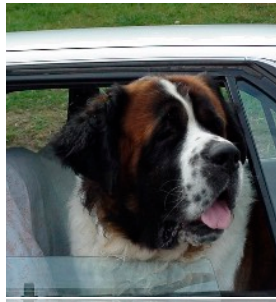


Nigel's NEWS

August 2025

Hi Everyone!



Another month has gone by in this winter season, we have had it all, rain with flooding, wind, and a great fine spell too to appreciate amongst it. Only four weeks to spring and the first lambs are able to be seen about. Always a nice time of the year seeing them and the spring bulbs appearing and the blossoms starting, might start to get lighter at night and the temperature can warm up a bit. The fire has been used quite a bit at night this year that's for sure, but I like it, and it gives a nice atmosphere to snuggle up in a chair and relax whilst reading a book or watching something on TV, mainly sport for me.

The real estate continues with a lack of listings available so we are certainly looking for them after Jonathan and I have sold a couple and need some more stock; we would sure welcome your call. Recently we have seen people looking at properties after being affected with the terrible flooding and Auckland Council buying them out, as well as people being caught up with Auckland Transport and the road bypasses, etc. There are several of them, so they are all looking to buy over this next part of the year, and great if flooding is no problem at your place if you were thinking of selling. They do have a wide range of different requirements, however yours may be just what they are looking for.

Recently I had the opportunity to go and visit Kensington Park and I was most impressed so have included this following description and would be happy to book an appointment for you to view.

Kensington Park – a premium coastal neighbourhood of architecturally designed freehold homes.

Tucked away in the heart of Orewa, Kensington Park is a beautifully master planned neighbourhood that blends coastal beauty, modern convenience, and vibrant community living. Just moments from stunning beaches and lush reserves, it offers a truly low-maintenance lifestyle, resort-style amenities, and a peaceful, secure atmosphere. With cafés, shops, and transport close by, every day feels like a holiday, making Kensington Park not just a place to live, but a lifestyle to love.

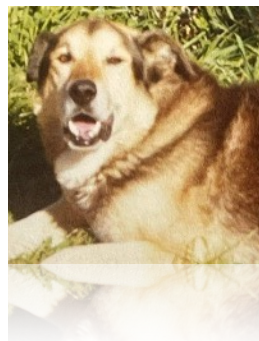
If you are considering a lifestyle change, looking for a downsize option, or a lock and leave home, then call me today and let me organise someone to show you through these exceptional homes.

Exclusive Winter promotion now on. Call me today to view.

As usual, if you are thinking of doing something regarding real estate in the near future, or you might want to talk about your new rates recently released, we would welcome a call to come and chat over a cup of tea. Our advice is free and we look forward to your call.

FARM DOG TYKE....

During calving time, Tyke would stay behind at his kennel as the cows could get really stirred up with a dog nearby. Normally I would put the calf in the cage on the back of the tractor, could be four or five, and take it quietly to the cowshed, most times the cows follow. They smell the scent of the calf through the colostrum its drunk and they sure know who's is who's. The calves would be placed in the calf shed in the warm and would soon be fed at any time of the day, once shown and learnt. Tyke would stay well away but would be there during the milking doing his job, with the calves in the shed, the cows didn't pay attention.



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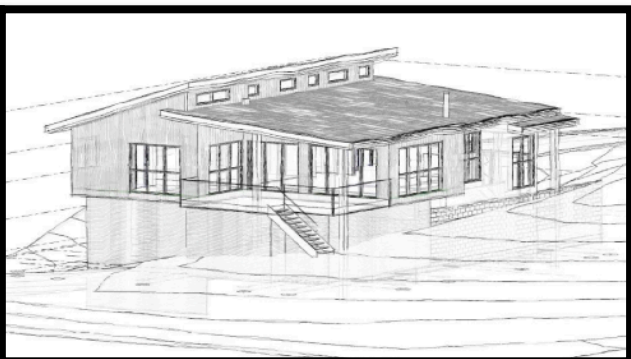
THIS MONTH'S RESTAURANT CHOICE

Copper Spot Cafe and Eatery
28 Corinthian Drive, Albany
Phone 09 447 1788

www.sellinglifestylelural.co.nz



NIGEL'S CURRENT LISTINGS



51 Drury Lane, Dairy Flat

Price By Negotiation

Hard work's done - Land & Building Consent Package

Fully consented 4-bedroom, 4-bathroom home, ready to be built; the family has had a change of plans. An opportunity to get straight onto building your new home in this quiet area in Dairy Flat.

2 hectares of land, approx. half in protected bush.

Please view & download the property information from the following link:

<https://www.harcourtsfiles.co.nz/listings/PHQF>

Jokes for the Day

Little Susie, a six-year-old, complained, "Mother, I've got a stomach ache."

"That's because your stomach is empty," the mother replied. "You would feel better if you had something in it." That afternoon, her father came complaining that he had a severe headache all day. Susie perked up, "That's because it's empty," she said. "You'd feel better if you had something in it."

There is a senior citizen driving on the highway. His wife calls him on his cell phone and in a worried voice says, "Herman, be careful! I just heard on the radio that there is a madman driving the wrong way on Route 280!" Herman says, "I know, but there isn't just one, there are hundreds!"

A child goes to his father and asks, "Father, how do parents think of names for their children?" The father answers, "Well, son, the night before the mother gives birth, the father goes into the woods and camps for the night. When he wakes the following morning, the first thing he sees is what he names his child, which is why your sister is named Soaring Eagle. Why do you ask, Bear Poop?"

Q: Why couldn't the leopard play hide and seek?

A: Because he was always spotted.

Q: What did the duck say when he bought lipstick?

A: "Put it on my bill."

Recent Sales Statistics in Our Local Area

COATESVILLE BARE LAND

2 lots sold: each 1.03ha, averaged \$1,195,000

DAIRY FLAT AEROPARK

3249m², 5bds, sold for \$2,800,888

DAIRY FLAT FUTURE URBAN

2ha, 3bds, sold for \$3,200,000

WAITOKI LIFESTYLE

2643m², 3bds, sold for \$1,300,000

WAITOKI BARE LAND

49.73ha, sold for \$3,530,000

WAINUI LIFESTYLE

1.43ha, 4bds, sold for \$1,868,000

Disclaimer: While every effort has been made to ensure the true and correct information is portrayed in this newsletter at time of printing, it is suggested for legal purposes that you complete your own due diligence on any subject mentioned. The views mentioned here are of personal opinion by the author only, given in good faith, and to be used as a generic overview of the current local property market.

Call me today to discuss any of your property requirements 021 434 917