

NIGELS NEWS

May 2024



Hi Everyone!

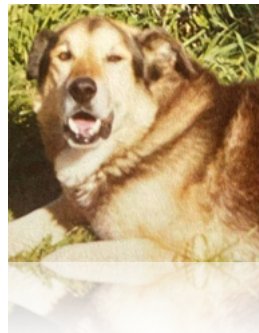
Hi everyone, hope this finds you all well and avoiding any flu bugs out there. The weather may have become a little cooler, especially through the nights, however the daytime sunshine is still really warm. I still have not committed to my normal vegetable patch as the ground is still very dry and need more moisture to get the best out of any plants I plant. Cauliflowers that were planted well before the end of last year are forming but only the largest the size of a broccoli head. I plan to get some compost and get that on first before starting to plant once more. Same with some of my flowering plants, have freesias appearing but thought I would have had far more self-seeding pansies and marigolds from last year, but neither, will need to try again. My feijoas and limes have been in abundance and great to have sorted out the guava moth this year by spraying at the right times.

The real estate market is going through an interesting time at the moment, occasionally a buyer appears, however they are few and far between therefore you could say a buyers' market at present. They hold the upper hand with what they offer most times, however, they forget the owner in most cases does not need to sell at a silly price but wait until it improves once more. It will, but when is the unknown. A drop in interest rates at the end of the year as they say will not start a rush as I'm sure, a few points won't really change much at all. It will set the confidence in people to look at things more, hopefully their jobs are not in doubt, to be able to continue. Time is required for this government to get the country back on track and will take some time, can't be done overnight, already a good number of changes put in place to help.

I could not believe the One News the other night going on about their first poll for twenty minutes about how the government would not have enough seats to govern at the present time. What a lot of rubbish as they have only had six months so far, to be honest, I have stopped watching it, just what do the media trying to do. Report some good goings on for a change. I wonder who they ask for these polls as I have never known anyone to be contacted.

FARM DOG TYKE....

It wasn't long before Tyke learnt that if I was going up to the runoff which was about one and a half kilometres up the road, he was happy to ride on my motorbike sitting on the front of my seat and petrol tank between my arms. He loved that getting his nose straight ahead smelling all the goings on in the neighbourhood, as we went by. As soon as we arrived of course he wanted to jump off and smell all those things that were around and of course spot many places as he ventured around the paddocks, jumped into water troughs, and rounded up the stock. Had to make sure he was dry before I returned home or else I would be wet too.



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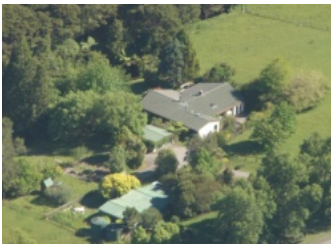
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**THIS MONTH'S
RESTAURANT
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Rainforest Cafe

Shop 4/217 Dairy Flat
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www.sellinglifestylelural.co.nz



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NIGEL'S CURRENT LISTINGS



2/34 Charlotte Street, Stanmore Bay

Price by Negotiation

Forget the previous price, vendor is interested in offers!

This charming 2-bedroom home has a lovely warm sunny aspect. A spacious open plan dining and lounge area along with the modern kitchen and dishwasher adds to this properties charm and comfortable living spaces. The property also features a garage with internal access and automatic door, off-street parking, and a garden shed for extra storage. A perfect opportunity for first home buyers or investors.

Situated on a level section with urban views, this property is conveniently located close to transport, shops, and schools and 5 minutes walk to the beach. The interior condition is very good, with ceiling and wall insulation, electric heating, and a metal tile roof. The exterior is weatherboard composite and in very good condition, with partial fencing for privacy.

Don't miss out on this opportunity to own a well-maintained property in a desirable location. Contact us today to arrange a viewing!

Joke of the Day

My mother was browsing in a store when a saleswoman offered assistance. Mom admitted she didn't have anything particular in mind, and the pair started chatting. The woman quickly learned that Mom was retired. Interested, she confessed that she, too, was considering retirement. Mom immediately started telling her how much she liked no longer working and how the saleswoman would enjoy it too. Finally, convinced by Mom's enthusiasm, she asked, "How long have you been retired?" Mom said, "This is my first day."

Recent Sales Statistics in Our Local Area

COATESVILLE BARE LAND

1.0107 hectares, sold for \$1,365,000

COATESVILLE LIFESTYLE

8050m², 5 bds, sold for \$4,150,000

PAREMOREMO LIFESTYLE

2 sold, 3045m² and 2.0657ha, 4bds and 8bds, averaged \$1,900,000

WAITOKI LIFESTYLE

7980m² 6bds, sold for \$1,665,000

As you can see things have slowed once more.

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