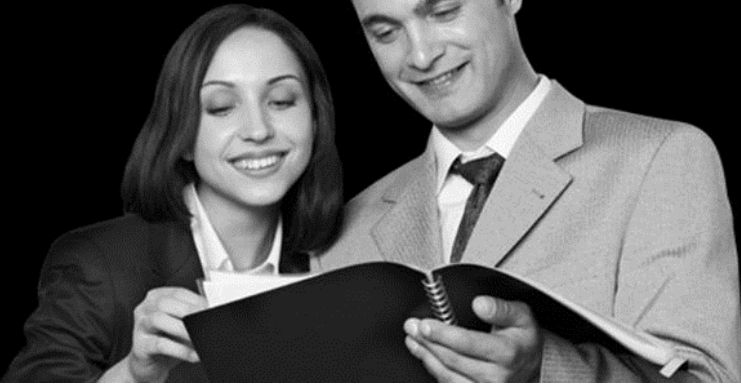


Buy West Property Management News



Ray White™

Market News

Spring is upon us and we're coming into one of our busiest times of the year. We often see a higher demand for rental properties in November through to mid December, then it picks up again mid January. Whilst this is great for landlords, we find there are some great tenants that miss out on properties due to a lack of available rentals. Now is a great time to expand your portfolio!

Spring also a great time to get tree trimming, a chem-wash on the exterior of the house/paths/fences, gutter clearing etc. We have some specials on Spring cleaning offered to us at the moment – if you would like more details, please contact us to arrange a free quote.



At Ray White, we understand the importance of a "home", which is why we're proud to sponsor Ronald McDonald House – New Zealand's "home away from home" for the families of children requiring specialist medical care.

Office Promotion

Buy West Landlords:

Don't forget to enter our draw to

WIN YOUR NEXT ROUTINE INSPECTION FREE!

Simply like us on facebook or follow us on twitter before 30/11/11 to go into the draw!

www.facebook.com/BuyWestRentals

www.twitter.com/buywestrentals

Update on Tradespeople

Our builder/handyman has advised us that under the new building code builders are not allowed to fit any plumbing fixtures or fittings that come under pressure, eg. taps, shower mixers – this work must be carried out by a Plumber. Note also that an Electrician is required to do all Electrical work. Whilst this may be disappointing for smaller jobs (where in the past you were able to send a handyman), this must be adhered to for safety reasons.

Office



Buy West Property Management Team: Natalie McKeown, Diane Low, Mohijit Sengupta, Patricia Dick, Terrence Lum, Jeff Reid, Jenny Orerel, Nancy Collis.

Contact us: PH: 09 8342850

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Or visit us at:

www.buywest.co.nz



LoanMarket
home finance brokers

Did you know we have our very own in-house finance brokers? As they work in the same office it makes it easy to co-ordinate everything and they understand our clients needs. Contact us for more information.

News from Buy West Property Management



Investment opportunities – find further updates at www.buywest.co.nz/6190/Investment-Buys

	<p>AT LAST...AN AFFORDABLE HOME! www.buywest.co.nz/tet21616</p> <p>This stylish & inviting 3 bedroom residence has been recently redecorated throughout. It is surrounded by properties of similar quality, providing a safe and secure living environment within the popular Peninsula community. On the lower level the home features an open plan living area with generous indoor/outdoor flow. You will enjoy catering for family and friends in the stylish & well-appointed kitchen with built-in stainless steel appliances and plenty of storage space. A second w/c is also located downstairs for convenience. All three bedrooms are upstairs, the master with its' own balcony and plenty of storage space. There is also a family bathroom on this level. This home is located within walking distance of the Peninsula shopping village, with cafe's and the supermarket all on your doorstep. The central location makes it desirable by tenants and owner occupiers alike. Visit www.topsel.co.nz for virtual tour of this property.</p>
	<p>CIRCLE THIS ONE - 6.89% RETURN! www.buywest.co.nz/tet21653</p> <p>Simply sit back and harvest the return from this fantastic investment property. Already tenanted with a weekly rental of \$330, makes this a smart investment. The home itself is in good condition throughout and features 3 decent sized bedrooms, along with a spacious open plan living area. Complete with a carport, this property is only a short drive to the Lincoln Road, Westgate & Westfield Shopping Centres. This little beauty is going to be hard to beat, so don't waste time, call me today.</p>
	<p>Opportunity for Investors! www.buywest.co.nz/tet21624</p> <p>Solid investment - overseas vendor wants all offers presented. Brick and tile very spacious unit of 107m2, only five years old, free hold title on 442m2 of section. Features: 3 bedrooms, separate lounge, sunny and connected to the decking, plus good size dining area. Internal access garaging plus off street parking. Tenants paying \$400,00 per week. Secure long term lease with Housing New Zealand in place. Present your offer today!</p>
	<p>Mortgagee Auction www.buywest.co.nz/tet21645</p> <p>Modern 4 bedroom home with a study 3 bathrooms including master ensuite open plan living featuring a quality kitchen and double internal entry garaging. Situated on a level 350m2 section with a fenced backyard and in a very handy location with schools, shops and public transport close by and easy access to the North-Western motorway. This is a great family home and will be popular with both homeowners and property investors. Mortgagee auction so you will need to be quick.</p>
	<p>Entry Level Titirangi. www.buywest.co.nz/tet21670</p> <p>Great first home comfortable 3 bedroom home with spacious living areas and internal entry single garage, 400m2 fenced section. Well located in a popular area this home is a great starter and will sell quickly. Set date of sale closes 2pm 6 December 2011.</p>
	<p>Peninsula Perfect. www.buywest.co.nz/tet21636</p> <p>Modern brick and tile home on the Peninsula. Three bedrooms and a study or four bedrooms, master ensuite, sunny spacious living areas opening to a northfacing deck perfect for afternoon BBQs, modern kitchen, heaps of storage cupboards, single internal entry garaging with more off street parking. It almost sounds too good but it's all here plus a fenced 532m2 section and a quiet location. If this is what you are looking for you can bet you are not the only one. Phone me today so you don't miss out.</p>

Check out our new **Walk Score** feature on all of our property listings on www.buywest.co.nz

Its a great way to find out where the nearest amenities are in relation to the property you are thinking of buying or renting

Walk Score® 67 out of 100 ?

Somewhat Walkable

- Restaurants: Thai Peninsula Restaurant .2km
- Coffees: Shima .5km
- Groceries: Odessas Minimart .3km
- Shopping: Perfect Productions .3km
- Schools: Te Atatu Intermediate .1km
- Parks: Jack Pringle Park .3km
- Books: Te Atatu Peninsula Library .4km
- Pubs: Gables Speights Ale House 7km
- Transit Score: 27**
- #048 Britomart To Te Atatu P... .4km
- More Places:** Entertainment, Banking, Search N...

This newsletter was brought to you by Buy West Property Management. We do our best to keep all clients up-to-date and informed. If you have any questions, we will be happy to help, just give us a call!

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