



ALEX SMITS

YOUR LATEST MARKET UPDATE



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September 2019

What Real Estate slow down?

If you believe what you see and hear in the press you would think that the real estate market was in a slow down - but you would be wrong!

I have never been so busy as I have been in the last month. I've completed contracts on two bareblocks, two lifestyle properties and a 40ha development property. Added to this is that June and July were record months for Bayleys in the North AND Bayleys have just completed their best financial year ever!

There are more real estate transactions occurring, however buyers are a little more reserved. In this type of market it's important that you have a good plan and make sure you promote your property in the right market. If you are thinking of selling then please call me for a no obligation conversation.

Just Sold

Glenbervie Lot 2, 640 Ngunguru Ford Rd



SOLD
\$455,000 By Negotiation

Rustic Cottage. 9ha overlooking Ngunguru inlet. Clean pasture with steeper grazing. Two bedroom non consented barn.

Marketed by negotiation with a realistic quote price. Advertising: 6 Week premium feature on Trademe, Property Guide, Facebook.

150 enquires - 65 inspections - multiple offer scenario. Sold in 28 days. Sale price \$130,000 above RV.

Whareora 640 Whareora Rd



SOLD
\$1,250,000 By Negotiation

Clean grazing block. 46.6941 hectares in three titles. Subdivision opportunity.

Marketed by Auction.

Country Magazine, Facebook, Trademe Feature.

The offering didn't appeal to full time investors but received good interest from Mum and Dad investors. Four groups at auction. Received multiple offers post auction selling within 6 weeks.

Glenbervie Lot 3, 640 Ngunguru Ford Rd



SOLD
\$475,000 By Negotiation

Take in the view. 1 acre, entry level three bedroom lockwood home. Views over Ngunguru inlet and Tutukaka heads.

Marketed by negotiation with a realistic quote price. Advertising included: 6 Week premium feature on Trademe, Property Guide, Facebook

65 enquires - 48 inspections - multiple offer scenario. A good sale price \$57,000 above RV.

Whareora 670 Whareora Rd



SOLD
\$560,000 Auction

1.896ha lifestyle 10 minutes from town. 1970's home in need of renovation. Three bay implement shed. Entry level lifestyle.

Marketed by Auction. Advertising included Property Guide, Internet, Facebook

A fair price given the properties proximity to the sawmill on the boundary and the work required on the property. Both the vendor and the purchaser were pleased with the result.

Glenbervie 722 Ngunguru Ford Rd



SOLD
\$345,000 By Negotiation

20ha subdivision. Native bush mixed with pasture. No power, no services -10ha of steep grazing with stunning native bush gullies.

Marketed by negotiation. Northland Selection and Facebook

A property that isn't for everyone. 15 enquires and 5 inspections. Multiple offer. The vendor wanted a quick sale to secure another property. Sold within 90 days.

Opuawhanga Lot 4, 47 Kaiikanui Rd



SOLD
\$307,000 By Negotiation

4.14ha of prime Northland rolling country in Opuawhanga. Just 10 minutes to the east coast and 30 minutes to Whangarei.

Very happy purchasers who are planning on building their dream life in the country.

Alex Smits

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Alex Smits - Bayleys Whangarei

Current Listings

Hukerenui 313 Paiaka Rd



bayleys.co.nz/1050351

\$2,250,000 + GST (if any)

268 ha of beautiful rolling drystock country surrounded by stunning native bush. Beautiful 4 bedroom, 2 bathroom north facing home with a good 3 stand woolshed.

The current schedule for lamb would see even the most ardent beef farmer consider diversification into mutton!

Hikurangi Hill St



bayleys.co.nz/1051490

\$259,000

Where country meets town!
Build a home and walk to the shops from the country. 3.2ha on the fringe of Hikurangi township. Easy contour - north facing with a beautiful creek

Mangapai 113 Graham Rd



bayleys.co.nz/1050376

Deceased Estate Auction

Majestic four bedroom renovated Kauri Villa. 4.3ha set up walk in lifestyle. Convert the woolshed into a B&B.

Enjoy the good life!
Open homes start Sept 8th 11am

Opuawhanga 47 Kaiikanui Rd



bayleys.co.nz/1050329

ONE LOT SOLD - TWO STILL AVAILABLE

Realise your lifestyle dream! Both lots 9ha set in a great rural community. 20mins to east coast. Stunning scenery and very productive grazing.

Waiotira 46 & 48 Ararua Rd



bayleys.co.nz/1051509

Set sale date 5th Sept (unless sold prior)

Urgent sale creates lifestyle bargain. Vendor wants all offers presented.

Off the grid living. Solar powered 8.9ha in two titles. 2 bedroom, 2 living rooms, 1 bathroom. Well set up for beef, sheep, poultry with superb orchards and vegie gardens.

Towai 192 Oetzman Rd

COMING TO THE MARKET SOON

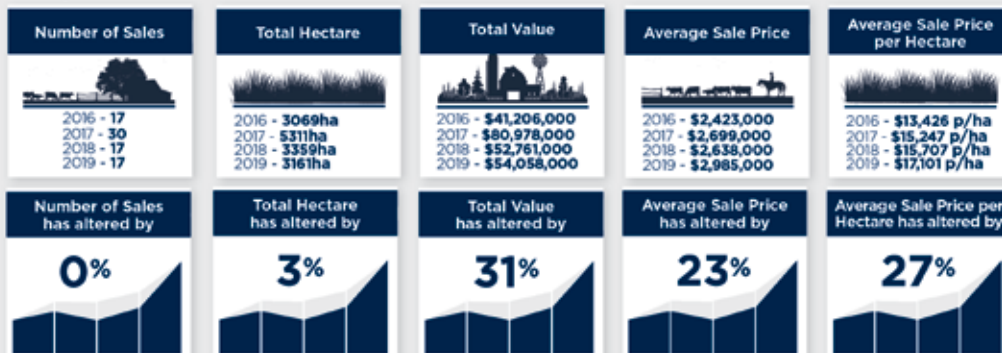
Facebook @AlexSmitsBayleys

MORE DETAILS TO COME

133 ha Ex Dairy Farm in two titles. Selling via tender December 5th 2019. Just in time for Christmas!

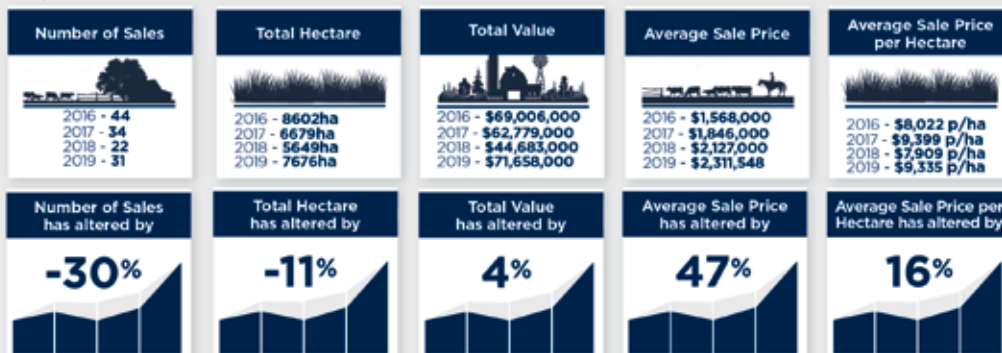
Northland Rural Market Report Winter 2019

Dairy



* Source: REINZ - Year on Year, March to April 2019. Area - All Northland.

Drystock -100ha



* Source: REINZ - Year on Year, March to April 2019. Area - All Northland.



I'm proud to be sponsoring the Hukerenui School Quiz Night 2019

SEPT 28th Mid Northern Rugby Football Club 6:30pm

The school is seeking prizes and auction items. If you would like to donate please contact Hukerenui School 09 433 9895

