

Hi Geoff

Welcome to the April property update.

Improving growth outlook will eventually lift fixed rates

"Personally, I remain a fan of fixing five years at the 2.99% rate some lenders offer. But most people are not as risk averse as I am and for them it might be easiest to fix just a portion of one's mortgage that far out while keeping the majority of the debt at a shorter-term rate or two."

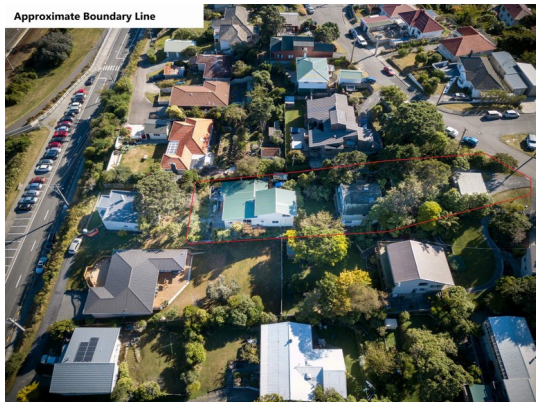
<https://mortgagerates.co.nz/news/improving-growth-outlook-will-eventually-lift-fixed-rates>

Concern over valuation turnarounds

Bank valuers are struggling to manage demand, with valuations taking up to two weeks to come in. The problem has affected first home buyers, who require a registered valuation if they have less than a 20% deposit. Most lenders require an RV to approve a home loan.

<https://www.goodreturns.co.nz/article/976518380/concern-over-valuation-turnarounds.html>

5 And 7 Carleton Terrace, Tawa



Here we have two properties on the market together in Tawa. A combined 1200 sqm of land.

Near the railway and schools these properties are attractive for the local amenities and are also a prime option for further development.

This is an investment opportunity with potential rental returns now that could have a big payoff when proposed new development rules come into force in this area.

Located in the housing development 4B zone which if and when approved, would allow developments to include as of right buildings up to 6 stories. Under the NPS-UD 2020 Councils must enable at least 6 storeys in this area. More information about the NPS-UD 2020 can be found here:

<https://www.mfe.govt.nz/about-national-policy-statement-urban-development>

The two properties include Number 5 Carleton Tce with 5 Bedrooms and potentially 2 bathrooms. And number 7 Carleton 3 bedrooms with twin garaging. Both current owner-occupiers are willing to consider at least 6 months leases.

Effective land banking with a current investment proposition.

You can access details and documents through

<https://propertyfiles.co.nz/NRE19>

Or call John 0274417154 for a no-obligation confidential discussion.

Deadline sale 2 pm 23rd April 2021

Combined BEO Level \$2.125 Million

<http://trademe.co.nz/3051673428>

Planning a move? Call 027 271 1274 to book your no-obligation free appraisal.

Kind regards

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