

# Newsletter

West Auckland - 3rd Quarter 2010

## Message from

### Ray White Glen Eden

With a close community spirit, breath-taking beaches just a short drive, spectacular walks through the Waitakere Ranges, arts, crafts, shopping and much more, West Auckland is the place to live. Why wouldn't you want to live here?

In the most recent Roost Home Loan Affordability report released October 20, 2010, homes in West Auckland are more affordable than they were five years ago where in November 2007 the index reached 87.7%. Despite home affordability improving, house sale numbers remain low. At Ray White Glen Eden we can help you find the perfect home in West Auckland. There's always something going on in our part of the town. We're looking forward to sharing some of the upcoming highlights in our community with you in our quarterly newsletters. We hope you enjoy it.



## Great News For Super City Book Worms

The amalgamation of seven former councils in the Auckland region into one super city council brings exciting news for book lovers. Your existing library card can be used to borrow items at any one of the 55 branches or four mobile libraries Auckland wide. Library members now have access to a 3.5 million item collection of fiction and non-fiction books, CDs, DVDs, sheet music, games, audio books and reference material. The new Digital Library incorporates over 100 databases providing access online newspapers, reference books, encyclopaedias, eBooks, online exhibitions, photographic collections, eAudio books, music, and historic newspaper archives. Joining is free for Auckland residents and ratepayers of the Auckland council region.

**Ray White**

## So you're looking for an investment property?

So you've decided you want to invest in the real estate market. Before rushing out and putting a deposit on the first house you fall in love with, there are a few essentials you need to consider to minimise the risks.

- 1. Location.** Choose an area where rental properties are highly sought after.
- 2. Don't splash out on too many improvements.** If your rental fee is too high, you may not find tenants who can afford to live there.
- 3. Focus on features attractive to tenants.** For example is the property full fenced? Does it have a double garage? Does it have a deck or balcony?
- 4. See the potential.** Don't look at the property for what it is, but what it can become.
- 5. Low maintenance.** Unit blocks with facilities with pools and elevators, while it will attract a larger group of tenants, usually entails higher body corporate levies.
- 6. Close to amenities.** Consider public transport, shops and school zoning.

If you need any further advice, don't hesitate to contact Ray White Glen Eden. We're located at 66 Glenmall Place.



## Upcoming Events in the West

**Auckland's Toughest off-road adventure run** The Wild Turkey Off Road Half Marathon' takes place Saturday, January 11th. Based at the southern end of the Waitakere ranges at Whatipu, this course features breath-taking views of the rugged west coast and Manukau Harbour heads. It's not for the faint-hearted, so put on your joggers and start training now. For entry forms log on to [www.lacticturkey.co.nz](http://www.lacticturkey.co.nz).

**Dick Whittington and Bob the Cat** is a brash, brilliant new Christmas Pantomime on at the Titirangi Theatre from 1-19 December. A PURRfect treat with adventure, thrills and spills for the whole family. Seats \$15 (\$10 concession) available from Titirangi Pharmacy or phone (09) 361 1000.

**The Bloody Westie Comedy Show** Christmas Edition is on December 10 at Bar 159, Lincoln Rd, Henderson. Stars Ewen Gilmour, Vaughan King & Simon McKinney! Tickets are limited and available at the bar. R18.

# Sales Team Bomb At Glen Eden Bowling Club

Fortunately the sales team at Ray White Glen Eden seem to do better at selling houses, than they do at lawn bowls. Despite secret practices and discussing cunning strategies, the Ray White Glen Edensalesteams performance on the green wasn't quite up to parr. Nevertheless, they will be honing their skills over the Christmas period, and will be amped up for a big win next year. If you've never tried lawn bowls and would like to give it a go, get a team together and contact the Glen Eden Bowling Club. Ph: 818 4532.

**Glen Eden Bowling Club is proudly supported by  
Ray White Glen Eden.**



## Welcome Back Santa

Bring the kids to meet Santa Claus and see an exciting range of floats at the annual West Auckland Santa Parades.

**Glen Eden Santa Parade** November 27th from 2pm. Temporary road closures include: West Coast Road, Captain Scott Road, Wilson Road, Glenmall Place, Glendale Road and Bowers Road.

**Henderson Rotary Club Santa Parade** November 25th. 10.30am Celebrate Santa's arrival at West City. Rolling road blocks will be in place. Parade route Edsel Street, along Railside Ave up to West City.

**Swanson Santa Parade** December 10th. Travels along O'Neills Road (Pinepac end), Swanson Road up to the Swanson Railway Car Park. A traditional carol sing-a-long and a chance to meet Santa will take place at the end of the parade.

**Te Atatu Peninsula Santa Parade & Fun Day** December 4th. From 9am to 2pm at Jack Pringle Park. Stalls, entertainment and food for the whole family.

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## Light Up Hospice

It's a fun filled free family event with activities for little and big kids and some great music and dance performances. Enjoy carol singing with the Waitakere Brass, poi-zone fire performance, Bollywood dancing, free Harley and hot rod rides, sky dive display and much more. It's on Sunday, 5 December, 7.30pm, Beach Road, Waimanu Bay, Te Atatu Peninsula.

**Proudly supported by Ray White Glen Eden.**

## Markets

**Oratia Farmers Market** - Saturdays 9am until noon, 99 Parrs Cross Road. November 27 is sister day. Bring your sister and receive a rose.

**Glen Eden Flea Market** - 50a Glendale Rd, Glen Eden, Fridays from 4pm to 9pm. Licensed club bar with a big screen Bistro serving burgers, hot chips, hot dogs tea & coffee.

**Oratia Settlers Market** - Oratia Settlers Hall, 569 West coast Rd, every third Sunday of the month from 10 am - 2pm.

**Pacifica Market** - Corban Estate Arts Centre, 426 Great south Rd, Henderson, last Saturday of the month from 10 am - 4 pm Everything Pacific is focus of this market. Arts and crafts, eateries, live performances, and entertainment are on topic.

**Titirangi Village Market** - Titirangi Memorial Hall, last Sunday each month except in December there it is the second Sunday from 10 am to 2 pm.

**German Christmas Markets** - Christmas decorations, craft, gift ideas, handmade Christmas cards, German home baking, raffles, gourmet sausages and face painting. Green Bay Life Church, 14 Vardon Rd, Green Bay. Saturday, November 27, 10 til 2.

