

Hello

The market continues along and deals are happening. If anything a lot more vendors are now listening to the market and the reports that we are giving them. If you allow us to price your property well and fairly you will be rewarded with a quick sale and a better price than you had been expecting. I know of one property that had been on the market for over a year. We priced it according to the market and the first offer has come in after one open home.

I feel for the people of Australia who are directly or indirectly affected by the terrible floods. If you have friends and /or relations across there, I hope they are Ok. This week's attachment is a bit different in so much as it is a page of sayings etc that a client forwarded to me. Have a read. Until next week. Take care.

**New Listings this week: 18th January 2010**

1. 271 Pine Hill, Pine Hill: Block of 6 flats, including a Hair Dressing salon. **GV: \$830,000**
2. 183 Balmacewen Road, Balmacewen: 3 beds, separate lounge (open fire), cladding: wooden with iron roof. Section about 600m2. Great location - backs onto Balmacewen Golf Course. **To be sold by Deadline Treaty.**
3. 197 Gladstone Road, East Taieri: Lovely spacious home comprising 4 double bedrooms plus an office. Two large bathrooms. Very large open/plan living area. Also has a Theatre Room, an internal swimming pool and associated bathroom facilities. **To be sold by Deadline Treaty.**
4. 491 South Road, Calton Hill: Two bedroom brick home set for good sun and elevated to enjoy city views. Modern kitchen (dish washer), wood burner. Shower/bath + toilet. Concrete drive up to back door. **Price: By negotiation.**
5. 133e Macandrew Road, St Kilda: Two bedroom brick unit at the end of five. HRV system. Must be sold. **Price: Offers over \$139k.**
6. 31 Jackson Street, St Kilda: Cladding: Plaster over wood with iron roof. Two bedrooms, separate lounge, dining room with wood burner. Basic kitchen with laundry. OSP. **Price not set - will be under \$200k.**
7. Market Street, St Kilda: Very nice, tidy two bedroom corner site unit with a garage attached and a conservatory. Shower plus a bath and a separate toilet. **Price: \$249,000**

**Sold this week:**

1. 9 Harden Street, Glen Leith.
2. 26 Maybank, Opoho: Sold first day - large number of offers.

**Motivated vendors:**

1. 33 Ascot Street, St Kilda: All offers considered.
2. 34 Cockerell Street, Brockville: All offers considered.
3. 40 Dovecote Ace, Corstorphine: Now \$175,000
4. 973 Harington Point Road: Vendors does want sold. Would consider anything over \$78,000.
5. 5 Kereru Close: Make an offer.
6. 2 Raoulia Place, Helensburgh: Now \$469,000
7. 255 Riccarton Road, Mosgiel.

**Wanted:**

1. Still looking for 2/3 bedroom brick and tile - anywhere.
2. Any sections that can have more than one unit built on.
3. Close to town: 4/5 bedroom. Brick and with lots of character - up to \$600,000.
4. Small standalone house on the flat. Up to \$200,000

If you require any further information on these properties, or an inspection, please do not hesitate to contact me. **If you are considering attending any of the open homes, please advise me before you go (so that I can look after your interests with regard to the property) and tell the agent on duty that I have sent you along.**

From Wednesday you can view all these properties on my website

(<http://www.mrsmacsproperties.co.nz/>) where you will find a full description and all the photos. Also you can view these properties on <http://www.cutlers.co.nz/>

An Open Home is a good method of exposing properties to prospective buyers. It enables the vendors to present their property at its best, and allows the salesperson to handle any enquiry which might arise on the spot.

Should you be thinking of selling your own property now or in the near future, I would be pleased to explain the full benefits of all our marketing options, give me a call on Work: 034677277, Mobile: 0212467762, Home: 03 4894891, Fax: 03 464 0934.

Thank you again for your time and interest.

Take care,

*Heather.*

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