# dy Properties Of The Mc



103 Bayview Road SOUTH DUNEDIN

### INSPECT TODAY

### 29 Ascot Street TODAY ST KILDA VIEW

# Some of my Recent Sales









## Southern Wide Real Estate

My Recipe for The Mondi

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sellers are aware of that. However this will not It definitely is a buyer's market at present and realistic last and buyers and sellers both need to be

should be aware of: Set out below are some pitfalls that buyers

### Home ownership units:

signing any contract. ascertain whether a conservatory or a carport Act 1972 or as a cross lease. When purchasing a home ownership unit, it is necessary to your solicitor to peruse the lease or title before has been added at a later date. You should get These are normally held under The Unit Titles

### Boundaries:

surveyor. about the boundaries, you should consult a belongs to a neighbour. If you are in any doubt, the boundary or land is occupied which actually because either a building has been built over the case and serious problems can occur boundaries. However, occasionally Generally the fences coincide with the legal this is not

### Martin George

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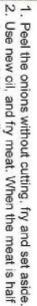
Web: www.southernwide.co.nz

Residential, Rural, Life Style & Commerical Properties

### Ingredients:

Lahm Bi Kal or Meat with Vinegar

- 1 1/2 kilo of very small onions 1/2 kilo of beef cubes
- 1 kilo zucchini
- 4 garlic doves
- 1 1/2 cups red vinegar



- Next add the fried onions over the meat and the done, add the garlic
- garlic.

- Add the zucchini after you have cut in it nair.
   Add small glass of water.
   When the water is evaporated, add the vinegar. leave to boil until it also evaporates and now it is ready to be served

Recipe kindly supplied by Afife Harris of Lebanese Cuisine





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# LOOKING TO SELL - THEN PRESENT IT WELL

When selling your property, two things we all most want are a quick sale and top price. Your home is usually your single biggest investment so it is worth putting in that extra effort to make it look 100%. Here are a few handy hints for helping you get your house looking the best.:-

KEEP IT CLEAN – Cleanliness is the most important factor in selling your home. Remove all grime and dust, banish all cobwebs, and remove any trace of shower scum. Air you home out before open homes etc. to remove unwanted smells.

DE-CLUTTER – Remove all surplus furniture and

TONE IT DOWN – Pays to neutralise loud colour TONE IT DOWN – Pays to neutralise loud colour schemes and multi coloured bedroom walls. Use bright accessories instead for that splash of colour. DON'T FORGET THE OUTSIDE. – Clear away old planters, leaves in the guttering. Mow the lawn. Clean the paths and driveways (water blast if necessary). Remove weeds from gardens, pick all dead flower heads etc. Tidy shrubs and hedges. Lay fresh woodbark/pebbles.



### State of Play

Darryl Taylor, Mortgage Broker from Roost report as follows:

## How high will rates I go this cycle?

"The most important thing to note is simply that going through 2012-2013 with a high level of floating rate debt could turn out to be quite dangerous and people should give thought to getting some of their debt locked away at fixed interest rate – sometime before the end of the year.

### Fix or float?

There is still no sign that fixed interest rates are going to jump up in the near future so I would be quite content to stay on a four decade low floating mortgage rate working away at getting the principal down. At some stage later this year I would want to fix a portion of my loans in order to mitigate upside risks to floating interest rates over 2012-2013 as the Reserve Bank fights inflation of a magnitude we can only guess at currently. Speaking of guessing, that is also all one can do currently with regard to picking when fixed rates will jump up. All one can do is monitor the situation"

\*\* A Happy clients comments \*\*

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"Thanks for letting me know, I on appreciate your emails I might not buy a house for a year but the last time an agent communicated with me in this way I bought 2 nowes off him..."

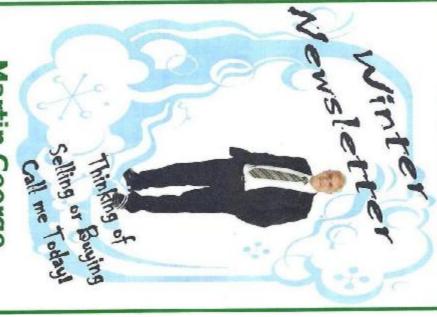
Cheers Christine



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