

THE COUNTRYSIDE

with Jo-Ann Day-Townsend



IMPRESS YOUR GUESTS, WITHOUT THE STRESS

What better way to while away a balmy summer's eve than to entertain a crowd of guests outdoors with fabulous food and great company?

If hospitality isn't your top talent, here are five simple tips to help you impress your guests, without the stress.

1. Plan Ahead

Sit down with notepaper and pen and list your "to dos". Order them with headings such as: two days before, in the morning, thirty minutes prior. Remember to include "check there's enough gas for the barbecue"!

2. Create Atmosphere

Imagine your guests arriving. What do you want them to hear, see and feel? A game of croquet or petanque on the lawn, candles or sparkly fairy lights and table decorations are easy to setup and help create a celebratory vibe. Don't forget to pre-plan a music playlist.

3. Keep It Simple

A few delicious recipes for which you can increase quantities are less time consuming to prepare than many smaller ones. Marinated steak, chicken and tasty sausages cooked on the



Throw a simple but colourful party to celebrate the end of summer.

barbecue, served with a gourmet green salad, creamy potato salad and grilled corn will keep it simple but cheerful. Serve garlic bread on the side.

4. Nibbles & Drinks

Offer guests a drink upon arrival and have nibbles nearby. The shared pleasure of eating and drinking has a remarkable way of helping people to mingle, relax and socialise.

To really impress, summer cocktails are easy to make and a lot of fun. Provide non-alcoholic options too and ensure everyone drinks responsibly.

5. Make Dessert Fun

Do you remember, as a kid, bubbling with excitement as you chose your own flavours and toppings in an ice cream parlour? Setup an ice cream bar so everyone can make their own sundaes. Even adults will love it.



00 Punga Punga Road, Pukekawa



182 Jericho Road, Bombay

Under contract in 2 days, SOLD in 7 days!!!

THINKING OF SELLING PRIVATELY?

The real estate market is undeniably hot – houses are selling in record time, for record prices. With so many eager buyers making it easy to sell quickly, I've heard the odd story about homeowners selling privately to save money on commission.

Sadly, in many cases although these sellers have saved on commission, at the end of the day they've ended up with less. They unfortunately didn't understand that a real estate professional's expertise is to find the buyer who will pay the most, then make sure they do. Many could have done much, much better.

Nothing in life worth having comes easy, right? Selling your house is no different. To achieve the best possible outcome, the first ▶

Jo-Ann Day-Townsend

Rural & Lifestyle Sales Consultant

Understanding clients' needs and expectations.

M 021 1696 056 P 09 238 4244

jo-ann.day-townsend@harcourts.co.nz

www.pukekohe.harcourts.co.nz



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thing you need is to have your home beautifully presented. That's certainly something you can handle yourself but the next – having an appropriate pricing strategy – is where you really need expert advice.

If advertising with a price, it can't be too high or too low – you'll either scare buyers away, never to return or give your house away.

You also need a well thought-out, proven marketing plan reaching across multiple types of media to attract as many buyers as possible.

If selling privately you'll miss out on access to the hundreds, sometimes thousands, of known buyers we already have on our personal and company databases.

You're also unlikely to have discount access to all the marketing and media channels that enable us to market your home far and wide.

How would it feel if you sold privately, then discovered you could have had sold for tens of thousands more?

If you want to leave no stone unturned searching for that one buyer who will pay the most, ask for professional help.

Call me today for a friendly, obligation-free chat, or to ask how much your house might be worth.

Virgin Strawberry Daiquiris (makes 2)

- 16 strawberries
- 16 cubes ice
- 2 tblspn icing sugar
- 2 tblspn lime juice
- 300ml cold lemonade

Put all ingredients in a blender. Blend until smooth then serve in a chilled glass. Enjoy!



REAL ESTATE TRENDS

Month	Median sale price \$	No. sales
Manukau City		
Jan-20	860,000	225
Jan-21	935,000	379
Franklin District		
Jan-20	735,000	67
Jan-21	770,000	99
Waikato District		
Jan-20	657,000	41
Jan-21	640,000	59

Source: REINZ

SUDOKU SOLUTION
 7 2 9 4 8 2 5 1 6
 7 4 3 1 9 6 3 2 8
 8 6 5 5 4 7 3 9 2
 4 3 2 1 9 2 7 8 6
 1 5 7 1 7 5 5 6 3
 8 9 6 7 4 5 1 2 8
 9 6 6 3 6 7 3 2 4
 2 2 8 2 4 9 8 7 1
 3 8 4 3 6 5 4 9 2
 7 2 5 7 1 2 6 8 3



915 Waikare Road, Te Kauwhata



1 Rifle Range Road, Pukekohe

ADVERTISEMENT

If anyone is interested, a friend of mine bought tickets on-board a luxury spectator yacht for the America's Cup final without realising the date coincides with his very own wedding date!

Please, if you know anyone who is free and wants to go in his place, it's at the Holy Trinity Cathedral in Auckland on 13 March. The bride's name is Melissa. Thanks.



SUDOKU CHALLENGE

Every number from 1-9 must appear in a) each vertical column, b) each horizontal row and c) each 3x3 block. No number can occur more than once in any row, column or 3x3 block.

	3	8				5		
	5				8	7	1	
		9		4		2		6
5			8		9	3	2	
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	8				5	4	9	1
7		3	9	6	1			2
	1		2	8	4		3	

DOING IT RIGHT, FIRST TIME.

I won't list a property without presenting it professionally.

I do it ONCE and do it RIGHT, the FIRST time, as a standard service.

WHY? Because every home owner deserves the opportunity to sell for more.

Want to know how?

Call 021 1696 056 NOW for a free consultation.

Jo-Ann Day-Townsend

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