

The Countryside Begins

with



Laugh a Day Keeps the Doctor Away

In 1949, an Auckland radio station urged listeners to prepare for a two-kilometre wide wasp swarm that was headed towards the city.

Listeners were told to wear socks over their trousers and leave honey-laden traps by their doors. But when no wasps arrived the DJ admitted it was all just an April fool's joke that had created a bit too much buzz!

Sometimes grown up life gets a little too serious and all that's required is a little humour to brighten the day. In fact laughing and even smiling has numerous physical, mental and social benefits.

So when you hear laughter, make a beeline for it. (No pun intended.) A good chuckle can boost your immune system, lower stress hormones and even prevent heart disease.

Every time you smile or laugh, muscles in your face trigger the release of endorphins, the chemicals responsible for making us feel happy.

Endorphins are also the body's natural painkillers. So laughing when you feel like crying after you've stubbed your toe is actually very beneficial!



Science proves laughter is good medicine.

Smiling makes us more attractive and approachable. It's also contagious! The more you flash those pearly whites, the more others will do the same.

But we're not all born comedians, so what are some easy ways to bring a little laughter into your life?

Watching funny films, playing with a pet, or spending time with optimistic people are all good starters. If you're feeling brave, master a joke and tell it to everyone you can!

Take a trip down memory lane. Dig out that family photo album (yes a real one) and come up with amusing captions for those long lost photos.

Whatever your choice of chuckle, remember to do it all in good taste; and preferably don't involve wasps!



FOR SALE

104 Kaihau Road, Waiuku
Priced - \$630,000



FOR SALE

163 Klondyke Road, Onewhero
Priced - \$690,000

Why Ask for a Free Home Appraisal?

If you have even a remote interest in selling at some stage in the near or distant future, start by asking for an appraisal. There's absolutely no obligation, it's completely confidential and always free.

An appraisal is an evidence-based assessment of how much your home could be worth. After a short visit to your home, a real estate professional will give you a written estimate of your potential sale price supported by a list of recent sales of similar, nearby properties (also known as a comparative market analysis).

The process takes into account your home's location, features, condition, current market activity and your

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Jo-Ann Day-Townsend
Understanding clients' needs and expectations.



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Continued...

agent's recent experience in working with other buyers and sellers.

No one can ever perfectly predict a sale price in an open market but getting a reasonably accurate estimate is super important.

Once you have a dollar figure you can begin to make decisions around your next chapter, whether that be upsizing, downsizing, changing location, parting ways with another party or whatever other reason you have to sell.

If you put your house on the market with a listed price, from Day 1 it needs to be at a level that attracts immediate attention. Too high and people will dismiss it, too low and they'll assume something's wrong.

An experienced agent will never stretch the price to get your business; that's just bad for business, besides being illegal. If you need to achieve more, you'll instead be advised how to make improvements and to use effective marketing to bump up your sale price.

Have you thought of selling?

Even if it's just a remote "maybe", I'm very happy to offer a complimentary appraisal, anytime. Please call, text or email me. It would be my pleasure to help.

Apparently you can't use "beefstew" as a password. It's just not stroganoff.



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

KNOW SOMEONE SELLING?
 Please let me know. I really appreciate referrals.



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Harcourts Pukekohe

Real Estate Trends

Month	Median sale price	No. sales
Manukau City		
Mar-18	837,000	385
Mar-19	840,000	383
Franklin District		
Mar-18	650,000	106
Mar-19	695,000	80
Waikato District		
Mar-18	492,000	68
Mar-19	463,500	60

Source: REINZ

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.

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

Just for a Laugh

Three men trekking through the desert got lost and became very thirsty. They eventually came across a magician who was standing at the top of a slide.

The magician said, "You may each go down the slide asking for a drink. When you reach the bottom of the slide you will land in a huge glass of that drink."

The first man went down yelling, "Beerrr!!!" Plop! He landed in a huge glass of beer.

The second guy went down the slide yelling, "Lemonadeeee!!!" Plop! He landed in a huge glass of lemonade.

The third guy went down the slide yelling, "Wheeeeeeeeeee!!!"



177B Jones Road, Hunua
 Congratulations - SOLD!



118 Pinnacle Hill Road, Bombay



152 Otuiti Road, Pukekawa
 Priced - \$899,000

What people are saying about Jo-Ann...

Jo-Ann's enthusiasm for the property led us to choose her over other agents. She was friendly, pleasant and good humored. She explained the procedures well and kept us informed. The timetable was well adhered to, and she worked hard to contact people who were interested. We appreciated working with Jo-Ann and enjoyed her company. The weekly progress meetings were well done, the advertising was clear and the photography was excellent.

—Stuart & Helen