

up

REAL ESTATE | BY DESIGN

Setting new
benchmarks in
Mt Eden

Roberta Stewart
022 100 3113

Hayley Kirk-Smith
021 929 569

Roberta & Hayley

Dynamic, savvy, approachable and totally focussed, the Hayley and Roberta combination are recognised as experienced market leaders in the Mt Eden area. Having set new benchmarks in prices achieved, real estate standards of service and sales achieved, their enviable record now speaks for itself.

Dedicated to providing the ultimate hands on experience, they personally attend to every detail throughout their campaigns. No PA's for this team.

Having grown up in the area and now with children at the local schools, you could say they are an integral part of the community, and they love it!

In Roberta's words "It's just such a great place to live, with top schooling, easy access to anywhere and a sense of community that comes with living close to the village - it's no wonder the Mt Eden/Epsom area has experienced so much growth."

As an ex-school teacher and Playcentre Aotearoa Trustee, Hayley is used to dealing with people from a wide range of backgrounds, building relationships and solving problem issues with a high degree of empathy.

Intelligent, articulate and particularly street smart, Hayley and Roberta's complimentary skills continue to mark them out as first choice in the local area.

Young, vibrant and particularly tech-literate, together they use the very latest real estate intelligence wrapped in a totally understanding human experience.

"We are passionate about the added value we can provide using the UP 'Real Estate by Design' model. We have achieved outstanding results for homeowners using the power of this marketing approach combined with the experience of our management team. We'd love to explain the difference."





REAL ESTATE | BY DESIGN

RECENT SALES

96 GRANGE ROAD MT EDEN

🏠 5 🚿 4 🛋️ 2 🏠 1 🚗 2 726sqm

This superbly renovated villa, designed by award-winning Frame Architects, is undoubtedly one of Mt Eden's finest. Situated in this prime location, it has clearly been reinvented with bespoke luxury in mind. Offering a staggering features list including a five-star poolhouse/guest accommodation with sauna and a separate cinema room with bar, this simply outstanding family home exceeds all expectations. The extended living centres around the very best in designer kitchen detail. Complete with full scullery, its deep green marble island bench with brass accents is the stunning backdrop to fabulous, relaxed entertaining in an open living space with fireplace. This in turn flows perfectly to the sensational outdoor poolside entertaining with an ideal, louvre-covered built-in fire and barbeque area oriented to make the most of the westerly aspect. Located in zone for top schooling, including Triple Grammar, it features the highest specification and detailing that cannot be adequately described here. If you are a quality seeker, unwilling to compromise, you may have met your match here at No 96. Obviously executed to exacting standards, this beautiful family home is a statement in modern family living, tastefully sophisticated yet so wonderfully liveable. Undoubtedly befitting of the title, 'the best of the best'.



27 ASHTON ROAD MT EDEN

🏠 5 🚿 3 🛋️ 2 🏠 1 🚗 3 733sqm

The enduring values of timeless architecture and proven construction combine here in this spectacular, no expense spared renovation. Breath-taking traditional high stud, stained glass, polished floors and period detail sit perfectly alongside a beautiful bathroom and stunning Cronin kitchen. The refurbishment extends to the best light and zoned sound systems, insulation and gas heating that makes the three separate living areas spaces you just want to linger in. Framed in LouvreTec, with electric drop down sides, the north side terrace is the ultimate alfresco dining area. Complete with infrared heating this all year-round outdoor entertaining space overlooks the spa and stunning pool with electric cover and is surrounded by a mature lush tropical garden. Located in Double Grammar Zone this superb family home must be one of the area's finest.





RECENT SALES

53 DEXTER AVENUE MT EDEN

4 2 2 1 2 769sqm

This beautifully renovated and extended bungalow offers a brilliant start to the new year for a growing family. Set in a peaceful, fenced and gated, landscaped garden, the ideal floorplan provides for relaxed family living with poolside entertaining, the quiet enjoyment of a second lounge, and a private, separate bedroom wing. Featuring soft, light French oak flooring and a white-on-white colour scheme throughout, the hub of the home is the designer chef's kitchen with stunning quartzite island-bench and full scullery. Thoughtfully modernised to compliment the original character with a high stud and batten and board ceiling, the main living area is now expansive - effectively providing two seating areas, with dining between. This space flows effortlessly via stacker-sliders out to the heated pool, deck and established garden whilst further decking off the lounge ensures a tranquil and sunny spot to enjoy at all times of the day. A spectacular, just-move-in solution for your family.



22 ESSEX ROAD MT EDEN

5 3 2 3 594sqm

A villa in the heart of the Village - quietly tucked away at the end of a cul-de-sac, this quintessential example of a modernised character really does have family life all wrapped up. The west facing deck and lawn flows from here via full-height, double glazed bi-fold doors -an entertainer's dream. Roadside impressions, whilst endearing, give no clue as to what lies beyond. With just a casual stroll to enjoy a coffee or meal with friends, a touch of retail therapy or to pick up fresh produce for dinner, this really is a ready-made solution for busy families looking for an uncompromised lifestyle. Positioned for easy access all around Auckland city and in top school zones including Mt Eden Normal Primary, Auckland Normal Intermediate and Auckland Boys, Epsom Girls and Mt Albert Grammar Schools, it stands ready to embrace your family for the next generation.



RECENT SALES



40 EPSOM AVENUE EPSOM

7 3 2 3 2 1126sqm

Often sought, rarely found this substantial, 1940s brick home and income, positioned on this prestigious, leafy Epsom avenue offers astute buyers:

- excellent potential rental income of \$1,900-\$2,000 per week
- 1126sqm, more or less, of expansive, mature grounds
- multi-unit existing use rights
- an extensive floor-plan is comprising of a 4 bedroom main house, and an attached 2 double bedroom unit with a self-contained ground floor studio
- well maintained and recently refurbished throughout to a high standard
- a superbly central Double Grammar location
- an outstanding, holding income blue-chip investment opportunity with stellar future prospects



47 WAIRIKI ROAD MT EDEN

4 3 2 2 906sqm

Big, bold and beautifully renovated, this family-sized bungalow includes the bonus of a separate office/studio with kitchenette and full bathroom, in its four bedroom layout. Set behind automated gates, its wide welcoming covered portico entry has you feel immediately at home. Step inside and experience a residence of unexpected proportions, tastefully modernised throughout. The bedrooms are doubles with wardrobes, including a main bedroom with ensuite and walk-in wardrobe. Down the high stud hallway is a separate cosy lounge with fireplace adjoining a kitchen/family room extension. This incorporates a den/study/TV nook and combined scullery/laundry. Full of natural light, this magnificent high stud living area features a large island bench and floor to ceiling bi-folds that provide step through access to partially covered, split level decking and an ideal level garden playground. Those with young families in particular will appreciate that Maungawhau School is just yards away. Add a separate 'games room' in the backyard, a spa pool and off-street parking and you have the complete family home.





RECENT SALES

31 PINE STREET MT EDEN

🏠 3 🚗 2 🛏 1 🚿 1 🚿 2 🚿 2 612sqm

This charming square front villa has been carefully renovated in all the right places. Situated on a level, west facing site, the modernised open plan features a superb white on white island bench kitchen and spacious living that spills to a sun soaked landscaped courtyard and garden. Adjacent to the polished concrete floor living, is the generous study or additional lounge, playroom or fourth bedroom. Original period details combine here and are offset by a fresh colour palette and the best of contemporary amenity design and detail. Renovations, include updated bathroom and ensuite, reroofing, insulation, continuous flow gas hot water and European style gas fired central heating. A multi-purpose garden studio/workshop and carport for two cars plus two offstreet parks complete this fantastic offering. Ideally located close to public transport, it is walking distance to both Dominion Rd dining and Sandringham Village, a flat 20 minute walk or 5 minute drive to Eden Park or St Lukes and just 15kms to the airport or 5kms to Queen St. Villas presented to this standard are hard to fault and even harder to find. Be quick!



1A KINGSFORD ROAD MT EDEN

🏠 3 🚗 2 🛏 1 🏠 1 🚿 1 🚿 1 508sqm

With Maungawhau School yards away in one direction and Centennial Park around the corner this beautifully presented 'Queenslander' style bungalow comes with compelling credentials. Elevated to the street with views out over the tree tops and set behind an attractive stone wall it is positioned to embrace gorgeous all day sunshine. The mature, private garden with flourishing vege patch provides ample secure space for pets and children to play. Modernised internally, its spacious, light bright open plan living spills to the outdoors through multiple french doors to a wrap-around covered verandah and large decked entertaining area. The two storey layout offers flexibility with 3 double bedrooms and a 4th bedroom or home office. Complete family living with a lifestyle to match.



RECENT SALES



45 HALSTON ROAD MT EDEN

🏠 3 🚗 2 🛏 1 🏠 1 🚿 1 481sqm

The location on this level corner freehold site ensures loads of natural light and sunshine to both the indoor and outdoor spaces of this modernised and immaculately presented, two storey bungalow. Set in a mature leafy garden, this beautifully maintained home has a floorplan centred around an ideal family room with an upbeat modern white kitchen, polished floors, a charming window seat and easy access to a private west facing deck and north side garden. Cavity sliders separate this space from a cosy lounge area allowing for flexibility and quiet spaces. There's two large double bedrooms and family bathroom privately tucked down the hallway and a separate laundry with extra toilet that complete this relaxed, easy-living entry level. The upstairs, with a high vaulted ceiling and Mt Eden views has a generous main bedroom with walk-in wardrobe, stylish ensuite, study nook and ample storage. Situated in zone for Maungawhau School, Balmoral Intermediate and Mt Albert Grammar Schools, this instantly appealing, warm, welcoming bungalow enjoys close proximity to local parks, eateries on Dominion Rd and access to transport links around the city. Undoubtedly a home that will have you wanting to stay - it just works.



47 VIEW ROAD MT EDEN

🏠 3 🚗 2 🛏 1 🚿 4 500sqm

The strikingly attractive road frontage of this freehold one level bungalow hints at the extent of the internal renovations that have taken place. Character features including polished timber floors and batten and beamed ceilings are now offset with a modern, stylish island bench kitchen that provides the hub of this light-filled and spacious, open living area. This space steps through french doors to a private, large deck on the west side and wrap around garden to the north - the perfect extension for outdoor entertaining with views of the Sky Tower. There's even room for the dog and a trampoline on the lawn. All three bedrooms, including main with ensuite, have generous proportions with built-in wardrobing. Offered with precious off-street parking for four cars, this wonderfully convenient city fringe location is just minutes to the Village at Mt Eden and not much further to the CBD. Add school zonings that include Mt Eden Normal Primary, Kowhai Intermediate and Auckland Grammar Schools and you have a compelling solution in this highly sought after location.



RECENT SALES



2 HALSTON ROAD MT EDEN

3 1 1 2 531sqm

With an upbeat, urban vibe, this quintessential Mt Eden bay villa seamlessly blends the traditional with contemporary. Thoughtfully modernised throughout, with a white on white colour palate, rich chocolate oak flooring, soft grey carpets, restored character architraving and sash windows. Generous double bedrooms peel off the inviting central hallway then opens up to an impressive kitchen/dining/living with soaring vaulted ceiling. This light, bright and spacious open plan features a stunning deep green marble island bench and exposed-edge ply kitchen cabinetry. Wide stacker slider doors lead out to the superb paved courtyard with outdoor fireplace and cedar hot tub - perfect for entertaining and relaxing. The peaceful, private walled garden beyond is beautifully landscaped, framed with mature Titoki, lush Honey Locust and an orchard of established fruit trees on a flat north facing park-like lawn. Really must be viewed to be fully appreciated. A true sanctuary in the city.



REAL ESTATE | BY DESIGN

40 OXTON ROAD MT EDEN

3 1 2 2 394sqm

Set behind a white picket fence, in a lush garden of roses and hydrangeas, this charming refurbished villa cottage on a freehold site stands ready and waiting. Freshly re-polished timber floors and modernised bathroom and farmhouse kitchen add to the immediate appeal of this one level, three bedroom layout with spacious living and a study. Family and friends will gather in the eat-in kitchen and spill out to the north-west facing deck and level lawn on those balmy barbeque nights, or retreat to the lounge with its cosy fire. Fully fenced with double carport and garden shed this home has all you need for now with room to add value in the future. Located in zone for Edendale Primary, Balmoral Intermediate and Mt Albert Grammar Schools, this sought after Sandringham package is also moments from the village and the Dominion Rd eateries. A real pre-Christmas cracker.



What our Clients Say

When we first started thinking about selling we wanted to work with an agency who had an established record in the area. We approached three different companies. Hayley and Roberta were the leaders; they responded quickly, set up a Zoom call to meet, and provided an extensive report and proposal for us to review. Their deep knowledge of the local market, experience in helping other offshore clients and overall proposal swung it for us.

Roberta and Hayley worked tirelessly ensuring to be on site co-ordinating the various trades to get the property ready for sale. We were kept informed every step of the way on who would be in, and on what day. They sourced quotes and worked with reputable trades in order to have the property market ready, there were never any cost surprises.

Via a group Whats App chat we received regular video walk throughs and pics. We also had Zoom calls to talk through the pre-auction reports. Throughout the entire process we felt connected and there were no downsides for us in not being in New Zealand. We would highly recommend Hayley and Roberta. They made the process straight forward, guiding us every step of the way.

Jacqui & Nigel

We recently sold our property with Roberta and Hayley. From start to finish the process could not have been better.

We were provided thorough analysis and direction on where the property fit in the market and an expectation of value. Our property required a fair amount of work to take it to market in an acceptable standard and the way in which they managed this process literally required no input from us other than to approve the quotes.

It was the most seamless sale process we have been involved in, and we cannot recommend Roberta and Hayley highly enough for the complete sales process. They achieved a fantastic sales result for us with almost no involvement from our side.

Dean and Mandy Barker

Roberta and Hayley were great to work with, they were very friendly and easy to work with. They knew the market, our buyers and our home very well. Their advice was always sound and we felt they were very trustworthy. We would highly recommend them to anyone looking to sell their home.

Caroline and Robert

Before selecting a Real Estate firm to sell our home, we did our homework. After visiting various open homes in our area and attending the auctions, we felt UP we're for us. We believed going with a smaller firm was a real positive, and UP's business model matched our thinking. Hayley and Roberta were a fantastic team, helping us through what could have been a stressful few weeks. We never felt pushed into anything we didn't want to do, and they took feedback and requests in their stride. On Auction day while Jordan (auctioneer), Hayley and Roberta worked their magic out front, it was great to have Grant's (Director) calm influence and experience behind the scenes. A great team of people, and a job well done.

Emily and Duncan

Hayley and Roberta provided excellent tips on preparing our house and section for sale. We were very impressed by their approach to marketing, practical advice and professionalism. They work extremely well together as a team. Many thanks for your outstanding work Hayley and Roberta.

Mark and Lisa

Roberta and Hayley sold our house following a highly managed 3 week auction campaign. We found their teamwork approach, combined experience and real estate knowledge extremely valuable during this process. They presented us with multiple pre-auction offers & their excellent knowledge of buyers provided us with valuable insight allowing us to make informed decisions. Their guidance throughout this experience was very much appreciated as was their patience and humour. We would have no hesitation in recommending them

Jane and Jon

Sell with Hayley and Roberta for exceptional service and a fantastic result! Hayley and Roberta are experts in their field. Their knowledge of the market and excellent interpersonal skills took a huge amount of stress out of a big life transition. They did a great job of marketing our property and keeping us informed of the progress of the campaign. Hayley and Roberta managed the prospective buyers in such a way that we could have good insight as to what to expect on auction day. They were super approachable answering our questions every step of the way from valuation through to sale.

Nicola and Cyrus

Best Agents!!

Our house went on the market on the day of Level 4 lockdown - during a period of uncertainty Hayley and Roberta were so reassuring and supportive every step of the way. Their market and area knowledge is second to none, and these two go above and beyond to ensure both buyer and seller are happy. What we loved the most is their transparency and genuine nature, which often seems to be lacking among other agents in our experience. Both Hayley and Roberta were available all the time to answer questions, be it phone call, text or Zoom and we ALWAYS felt they were giving 110% from our very first interaction to settlement! Can't recommend these two enough!!!! If you have a house to sell, look no further and trust Hayley, Roberta and the team at UP Real Estate to get it done!

Damien and Julie





**Roberta &
Hayley**

REAL ESTATE | **BY DESIGN**

After 25 years and now over \$10 billion in sales our simple founding premise remains unchanged - to provide outstanding service, marketing and sales support to a limited number of homeowners. Having been part of large real estate operations, we became acutely aware that bigger was not necessarily better for the homeowner.

Our goal is to create an experience for the homeowner that is as intimate as home ownership itself. **Every house is different; every homeowner's situation is different, each solution is tailored.**

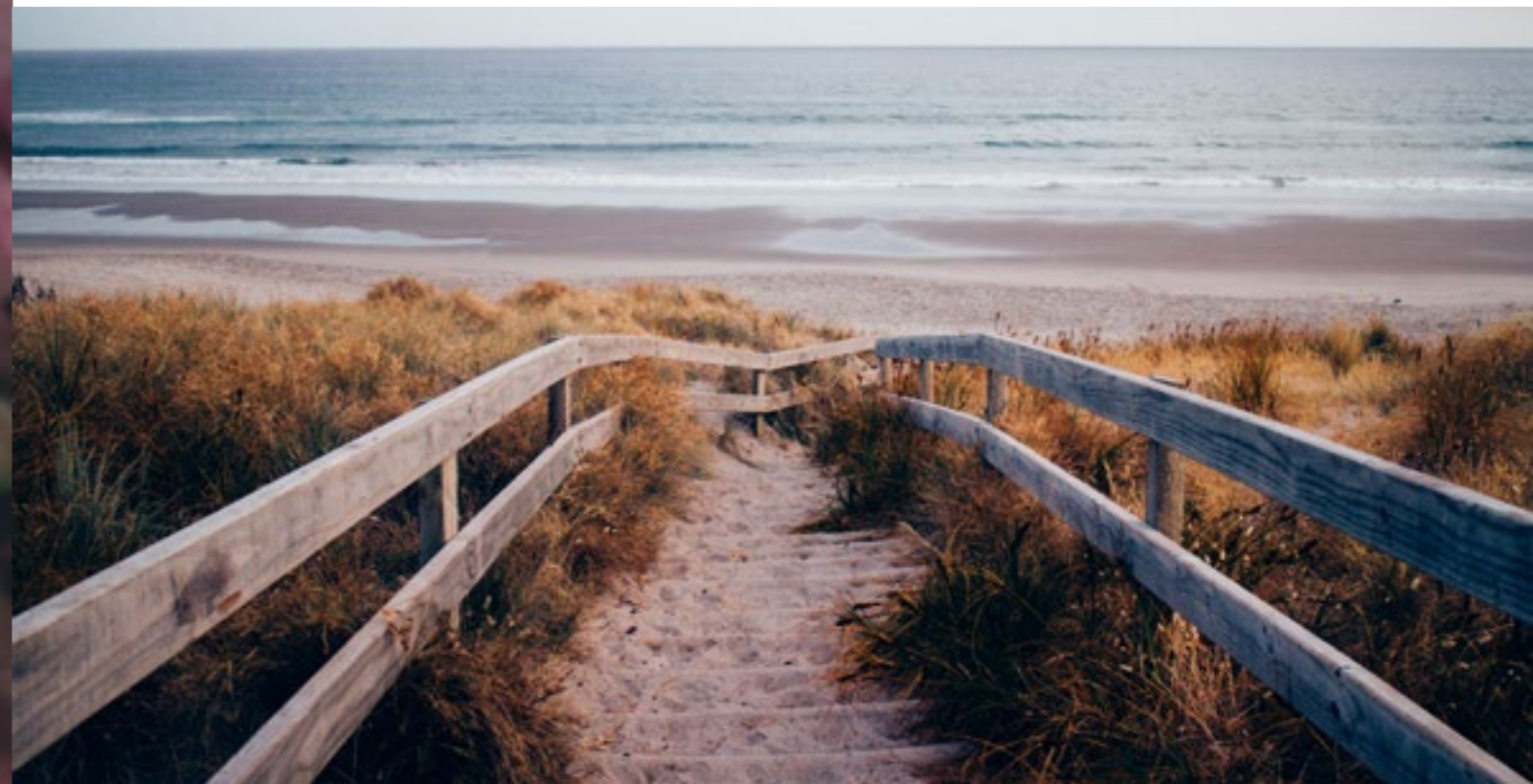
You can expect your home to be portrayed with excellence and your situation to be handled with care and discretion. Each time a homeowner commits to us, we commit to create a marketing look and feel in images and words - from the ground up so to speak - that is uniquely your home. Because your security is sacrosanct, your licensee will be the only person with

direct access to your home. All communication will come from them in a consistent, caring fashion. As owners, we have committed to making great sales for a specific number of clients rather than a great number of sales at any price for anyone. We have made the decision to build a great company not a big company. Consequently, for us, market share is not our first priority.

Presumably, like us, your main concern is how do I get the best possible price for my home?

We look forward to congratulating you over a great sale.

Barry Thom & Grant Lynch
Company owners





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Let's catch up
for coffee and
a chat

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