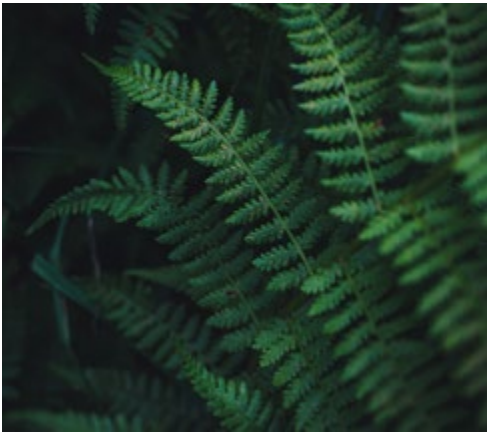




MY STORY

There's no substitute for relationships built over time in property. My networks, knowledge and energy work for you.

STEPHANIE BURGESS



I have always been excited to help people, whether through lifting up people less fortunate or fundraising for charities like Autism NZ and Scouts. For me helping people to buy or sell a home is a continuum, because it's about genuinely helping people to achieve property or related lifestyle changes.

I always keep in very close touch with my vendors while marketing their property and recommend tweaks to any campaign as we progress. Maybe the photos could be reordered, maybe night photography could show the property in a different "light" and make the campaign look fresh. It is an evolving collaborative process between the vendor and myself.

Being sensitive and responsive to buyer interest and feedback is essential, especially in soft markets. It takes time to understand each of your buyer's challenges and introduce solutions for them. This might include introducing a motivated mortgage broker, finding a way to fit the boat beside the garage or painting a "picture" of what could be done with the property to meet their specific needs. Every buyer is unique. I like to assist them to feel confident choosing a home and making offers. It is not rocket science, but by explaining the process clearly and keeping everyone informed the transaction is much more likely to be positive.

This is the reason I love being part of the UP Realestate team. We are supported by the owners Grant and Barry in a very hands on and always available manner to do the very best for our clients. They started with an ethos of doing real estate differently and better. Their core values of treating others as they would be like to be treated align perfectly with mine. We are honest and values driven. Our team provides:

- Great personalised service at a surprisingly reasonable competitive commission rate
- Superior marketing material created by a very clever and adaptive in house design team
- Clear direct communication
- Honest appraisals based on sales evidence and market knowledge not "pie in the sky" appraisal estimates to "buy" your listing.

My vendors often become friends after the process and I pride myself on my direct manner, honesty and plain hard work. I will leave no stone unturned in finding a buyer for your property.

— **STEPHANIE BURGESS**

RECENT
SALES



1086 THAMES COAST SH25 ROAD KERETA

This large operational trophy farm comes with loads of options, enhancing the farm, bee keeping, forestry, farming carbon credits and tourism business opportunities. A recent boundary adjustment will define three titles (to be issued) within the 412ha, more or less, block. Currently the farm has approx 160ha of grazing pasture with the balance being in native bush with some fabulous stands of native Nikau, Tawa, Puriri and Rewarewa.

The farm has two streams, Waimana to the south and Wilson's Creek to the north. It also has good tracks to most parts of the farm in four main routes with 20 main paddocks and 11 holding paddocks. Most fences are electrified and most paddocks have gravity fed water reticulation from the main water supply which is fed by a spring.

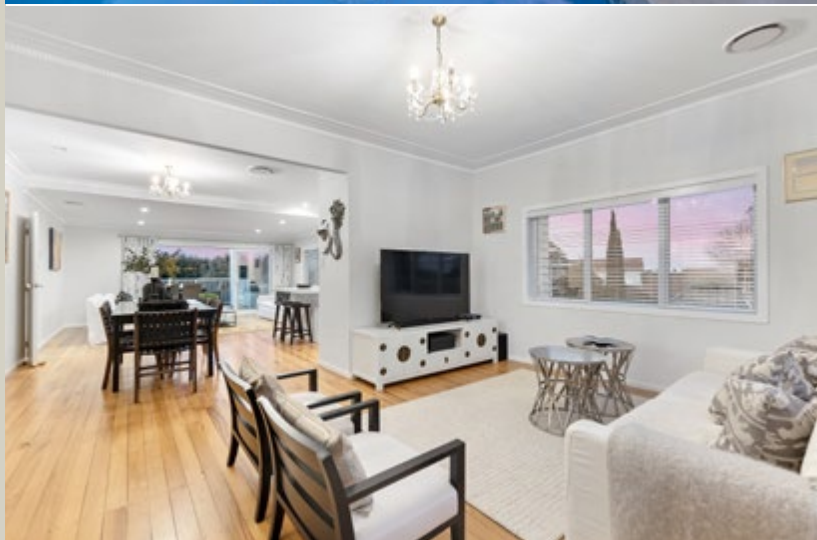
Over the last decade the farm has been a beef breeding operation normally running 160 breeding cows. Facilities include a two stand, iconic, wool shed used for the storage of machinery and a hay shed. There are two yards, a couple of lean-to sheds and at the back of the farm there is a utility shed for the storage of hay.

Located on the magnificent Hauraki Gulf, it offers great fishing in the mussel farms right on the door step. Recreational options abound including fabulous boating around the coastline, water sports, bush walks, horse trekking and pig hunting.



8 PALMER CRESCENT MISSION BAY

Immaculately presented, this five bedroom home has been the subject of a total renovation inside and out, and it shows. Located in this prime Bays crescent, its elevated north facing aspect embraces wonderful natural light to its vibrant open plan living space and also ensures loads of sunshine to its poolside setting. This family friendly layout is centered around a gorgeous, new, crisp white kitchen/living room that spills to automated louvre-covered decking. You'll entertain late into the night here with guests who might decide to stay in the downstairs semi self-contained suite, that also provides the home's second living area. There's a separate laundry and plenty of off-street parking. Situated in zone for Kohimarama School, Selwyn College and Baradene, it is a pleasant stroll to Mission Bay's cafes, restaurants and the waterfront in one direction and Eastridge Shopping Centre in the other. Tired of looking at homes that need work? Here's a 'just add furniture' proposition in a sought after Bays position.



34 KARAKA PARK PLACE GLENDOWIE

Only metres from beautiful Churchill Park, this brilliant, four bedroom, stained cedar weatherboard home is something of a suburban sanctuary. Set back off the road on a substantial section, it enjoys a sense of seclusion, enhanced by its mature, beautifully planted garden.

Step into this world of calm and you'll be immediately impressed by the crisp white designer kitchen with its large island bench and the sense of space, which is accentuated by its soaring cathedral ceiling. The relaxed ambience is enhanced by soft colour, a comfy window seat and the step-through access to two large covered outdoor courtyards, one north facing and one west facing to follow the sun.

This special home enjoys a unique relaxed setting in this quiet cul-de-sac where friendly neighbours gather often. Zoned for Churchill Park School (just next door), St Ignatius School, Baradene and Glendowie College, this secure fully-fenced and gated home with multiple off-street parking offers a wonderful lifestyle for a growing family.



177 WEST TAMAKI ROAD GLEN INNES

Being situated on the West Tamaki Rd ridge provides a wonderful elevated aspect with views to the Tamaki Estuary. This attractive home with all day sun is in zone for Glendowie College and a short walk also to Sacred Heart College and the Tahuna Torea waterfront reserve; it also enjoys having three fabulous cafes a short stroll away. Family sized with a modernised kitchen and open plan living, three bedrooms and a large bathroom, there's outdoor living on both the rear deck looking towards the view, and the deck to the front in a lovely landscaped courtyard setting. It is private and a real suntrap. This full section is gently sloping and zoned Mixed Housing Urban - a great land bank opportunity, or a huge garden for the children and pets.



RECENT
SALES



32A COURT CRESCENT PANMURE

Set on a flat easy care site, this tidy, well presented, 1960s, three bedroom bungalow enjoys easy access to its road frontage position. Conveniently located handy to the Panmure Train Station, it was refreshed internally five years ago with a new kitchen, bathroom, paint and carpet. Zoned Mixed Housing Urban, it is also in zone for Baradene and Tamaki Colleges. Feel like you've been locked out of the property market? Here's a wonderfully affordable first home or investment opportunity in this fast emerging corner of Auckland.



1/11 THE ESPLANADE EASTERN BEACH

Front row, pole position, premium location, beach front - it just doesn't get better. Wake to the sparkle of light on water, the smell of salt air and sit on the deck with a coffee and soak up the close up sights and sounds of the Hauraki Gulf on your doorstep. Built in time honoured weatherboard construction of the 50s, this now beautifully modernised, two storey, weatherboard home perfectly encapsulates the best of seaside living. The open plan living area features a timber bench top island kitchen and spills perfectly through tall double doors to a sunsoaked north facing poolside setting. Step outside to covered outdoor space which provides the perfect spot to while away the hours whilst entertaining outdoors. Immaculately maintained and presented, this generous five bedroom home is in zone for Bucklands Beach Primary and Intermediate and Macleans College and is moments to the marina of Half Moon Bay. Add the close proximity of local cafes and restaurants and it is not hard to understand why the current owners have enjoyed the lifestyle for 24 years. Those with salt water in their veins will feel immediately at home here, there's space for everyone including a second lounge/reading room upstairs. Offered for definite sale.



49 ALIFORD AVENUE ONE TREE HILL

Offered by happy owners of 19 years and located a few minutes drive to both Cornwall Park and the motorway interchange at Penrose, this four bedroom duplex is also walking distance to Oranga School. Situated on 774sqm, more or less, elevated above the road, it has a two level family friendly floorplan that includes one bedroom down and three up, a separate laundry and spilt level living and dining. Features include bamboo flooring upstairs, ceiling and flooring insulation, wired alarm and monitoring system and a new heatpump. You'll enjoy the landscape and urban views and no doubt take advantage of the opportunity here to add value to the existing home or develop further utilizing the Mixed Housing Suburban Zoning. A must to inspect.



80 COLVILLE ROAD COROMANDEL

Tired of traffic and the stress of city life? Looking for space to breathe, a farm or lifestyle change? This 35 hectare block, more or less, could be your answer. Located only a few kilometres to local cafes and walking distance to historic Coromandel Town and the ferry to Auckland (www.coromandeltown.nz), with a three bedroom weatherboard home, the school bus going past the gate and smaller lifestyle blocks nearby - there's options here. Set amongst this large block there are mature trees including 1.7ha of pinus radiata ready for sale. Removal of these pines will reveal outstanding sea views from what could be a prime building site. Bring the children, your pets and horses and explore the 35 hectares, more or less, of grassland. Offered with a shed complex, it is also close to boat ramps and would make a great holiday home and base for outdoor pursuits including fishing, biking, trekking and hunting. The combination of options here is compelling. A classic piece of Kiwiana awaits with a lifestyle to match.



RECENT
SALES



3/147 MOUNTAIN ROAD EPSOM

Here's a prime opportunity in the heart of sought after Double Grammar Zone. This well presented, low maintenance, three bedroom, 1960s townhouse has real potential. Nestled in a quiet, private setting, this upstairs, end unit enjoys an elevated outlook and wonderful peace and quiet. The north facing living area and deck capture abundant sunlight - perfect for relaxing or entertaining. Conveniently positioned in the Medical Mile and with close proximity to Newmarket, this property will appeal to families seeking good school zones, professionals appreciating a central location and investors recognizing the 'blue chip' potential. Don't miss the chance to secure this perfect mix of investment, location and convenience.



5 SLOANE STREET GLEN INNES

Move quickly to discover the development potential of this 688sqm, more or less property .

The location is picturesque with the Wimbledon Reserve on the back boundary. A solid 1950's weatherboard three bedroom bungalow, ready to occupy and situated in the Mixed Housing Urban Zone.

There is a brilliant range of local amenities including transport, cafes, beaches and recreational walkways nearby.

Take advantage of the position, get in touch to discuss further and view.



177 WEST TAMAKI ROAD GLEN INNES

Being situated on the West Tamaki Rd ridge provides a wonderful elevated aspect with views to the Tamaki Estuary. This attractive home with all day sun is in zone for Glendowie College and a short walk also to Sacred Heart College and the Tahuna Torea waterfront reserve; it also enjoys having three fabulous cafes a short stroll away. Family sized with a modernised kitchen and open plan living, three bedrooms and a large bathroom, there's outdoor living on both the rear deck looking towards the view, and the deck to the front in a lovely landscaped courtyard setting. It is private and a real suntrap. This full section is gently sloping and zoned Mixed Housing Urban - a great land bank opportunity, or a huge garden for the children and pets.



112 ALLUM STREET KOHIMARAMA

Located just yards to local shops and transport, this tastefully modernised, four bedroom family home is also a short walk to St Thomas's School and a bit further up the road to Selwyn College. Renovated to a high standard with double glazing in most rooms, there are also three heat pumps and good insulation. You'll be comfy and warm no matter the season around its cosy open fire. The vibrant open plan lounge/dining features a recently renovated kitchen and connects perfectly through sliding doors to a sheltered, private entertaining deck - it's ideal. Wander along polished wooden floors to three spacious bedrooms, two with elevated bush views and access to the decks. On the lower level there's a fourth bedroom/study, renovated modern bathroom, a second separate toilet and a large living room that opens to another deck with views across the green bush of the valley. This situation has the lifestyle benefit of Madills Farm and playground down the road and Kohimarama waterfront not much further away. Altogether this is a wonderfully affordable solution that perfectly caters for a growing family.

RECENT
SALES



225A WEST TAMAKI ROAD GLEN INNES

Here's a recently completed, two storey brick, highly spec'd family home in Glendowie College Zone, close to Sacred Heart College, local shops and Tohuna Torea Reserve. It's elevated, faces north, and has a lovely outlook across the valley towards One Tree Hill from upstairs. The ground floor includes an open plan kitchen with walk-in pantry, a living area, plus a guest bedroom suite, all of which have underfloor heated tile floors, which together with double glazing make the home incredibly toasty in winter. All three bathrooms are underfloor-heated, there's a separate laundry with direct access to the clothesline, a central vac, and an internal access double garage. Designed to optimize great indoor/outdoor flow, this light filled home opens to a beautifully planted courtyard with veggie beds and 4000 litre rainwater tanks. Low maintenance and well landscaped, it comes complete with a shade sail over the outdoor entertaining area. Modern security features include electric gates, an intercom and electronic front door pad. Ready made, modern living on a plate!



35 ESPERANCE ROAD GLENDOWIE

With four bedrooms upstairs and two down this substantial Euro-styled home comes with lots of options. Situated adjoining the Crossfield Reserve it enjoys perfect peace and privacy and has the benefit of St Ignatius, Glendowie School and Glendowie College zoning. Large living spaces spill to decks and a courtyard perfectly. In short this is a significant home with real capacity that will embrace all seasons and every occasion. Set back off the road it is zoned Mixed Housing Suburban.



22 DORCHESTER STREET MEADOWBANK

Located in zone for both St Thomas's School and Selwyn College, this purpose built, newly renovated home and income offers the tantalizing prospect of built-in mortgage assistance! Situated a short walk to local shops and transport, the two storey floorplan features a fresh renovation of three bedrooms, upstairs living and dining including a brand new kitchen and bathroom. The roof is new too. The roomy one bedroom downstairs flat has a separate entry, but this can also be internally accessed. On a flat site, with the house on the front portion and a big back yard, undoubtedly this is a wonderful opportunity for home buyers, builders and investors alike.



157 WOODLANDS PARK ROAD TITIRANGI

Make a move to peace and quiet. Nestled in the heart of Titirangi, this completely renovated, modernised, 1970s, weatherboard gem is an ideal tranquil retreat complete with a glorious, elevated bush outlook. There's a sense of splendid isolation here in this warm sunlit property. Set on a generous 2034sqm section, more or less, there's ample room for outdoor entertaining, activities and plenty of parking. The concrete driveway leads to a double garage as well as generous parking for the boat or visitors. A versatile two room outbuilding with separate entry was built with the original house opening up possibilities of extra living space, art studio or home office. The main house has a wonderful sense of space, accentuated by high cathedral ceilings. The kitchen is new, white with a subway tile splash back, and there are two beautiful designer bathrooms, fresh decor throughout and rich polished floors. Families will appreciate the short walk to in-zone Woodlands Park School and the convenience of also being in zone for Glen Eden Intermediate and Green Bay High School. The property now presents 'like new' internally and provides the perfect balance of tranquillity and convenience. Truly a classic Titirangi haven.



Stephanie Burgess

Stephanie has earned her reputation as a conscientious hard worker.

Having graduated in 1981 with a Bachelor of Regional Planning (Honours), Stephanie worked as a Town Planning Consultant for over 15 years in a multidisciplinary practice of engineers, architects, surveyors and planners. A resident of Orakei for 8 years, with her husband Doug living in Glendowie more recently for the last 26 years where they raised their two sons who attended the local schools including Churchill Park School and Sacred Heart College. Her work with non-profit groups including Autism NZ, Speld and The Parenting Place including working on fundraising committees for the renovation of the St Heliers/Glendowie Scout Group Hall and the building of Newmarket Play Centre has seen her receive a Good Citizen award from the Mayor.

Friendly, approachable and always obliging, Stephanie's desire is to help take the stress and worry from people as they make the big decisions around their next move. Her experience in town planning in particular is hugely valuable for homeowners in helping them understand the impact of the Council Unitary Plan for their own property and their surroundings.

Stephanie is an active, reliable part of our team. You can be assured of her consistent honesty, best endeavours and commitment to the task.

Stephanie Burgess

021 122 0682

stephanie@uprealestate.co.nz



SOME OF MY CLIENTS HAVE SAID...

The 110% customer service. Stephanie and her team were very professional and friendly, recommend the strategy options, always keep me update with the latest feedback, she even spending her personal time helping to touch up the garden, I will recommend her to my friends and family for sure. Friendly service, easy team to cooperate. Thank you Stephanie and your team. I am very happy with the outcome.

Hung Ying Ju
3/147 Mountain Road

Stephanie is a great real estate agent. She has amazing integrity and values, all of which she translates into really helping her clients. She goes more than the extra mile to accomplish a successful outcome for both parties. I couldn't recommend her enough. Always keeping in mind the budget that you have and finding the best and most affordable way to get the most exposure and best value for the dollars you have available I have no hesitation in recommending her.

Diane Salmon,
3A Lintaine PIC

We wholeheartedly recommend Stephanie Burgess as a thoroughly professional, experienced and dedicated Real Estate Agent. We found her to be attentive to our sale needs, with flexible and wide reaching marketing contacts and plans. The superior sales packages and property Information was detailed and stylish. Stephanie has always been available (any time) and responsive to our requests. The process has been made easy for us, by Stephanie's conscientious handling of the sale.

— Christine & Murray Freestone
Vendor 22 Dorchester Street

The entire process of selling our house was a positive experience. Stephanie and her colleagues went the extra mile to ensure that everything was done

properly and professionally, even to the point of getting a leaf blower out to clear the leaves after a storm! Selling a house is a partnership where both the vendor and agent must commit wholeheartedly to leaving no stone unturned. We could not have asked for a better partner.

— Mike and Marilyn Carroll

8 Palmer Crescent, Mission Bay We brought a property off Stephanie Burgess and Neil Bailey and really wanted them to sell our house. WOW, we really learnt how hard a real estate agent can work. Stephanie worked unbelievably hard, contacting us frequently, always updating us with what was going on. Plus we got a fabulous sale at the end of it. Our property has not yet settled and still she is at the end of the phone. I even rang her when she was sitting on a deck in Hawaii and she said "ring me anytime" and meant it.

Lisa and Graham Elliot
11 The Esplanade, Eastern Beach

Stephanie was so so helpful from the moment I rang her to enquire about the property we were looking at. AND it was New Years Day!! Nothing was too much trouble. She met us there and was so knowledgeable, she answered all of our questions, and more. There was a lot of communication between us to get the sale over the line. Stephanie definitely earned her keep! We even talk now after we purchased the property, it honestly feels like she is part of our family. You cannot go wrong with Stephanie.

— Purchasers
80 Colville Road, Coromandel

I first met Stephanie when browsing open homes, and was really impressed with her attention to detail and consideration of what sort of home we were looking for. When it was time to sell my home she was a natural pick to help market and sell for me. The whole process went very well, I really felt my interests were in great hands throughout, with regular updates and reporting. I felt the level of follow

up with any interested parties was great, and any questions that needed answering were reported back very promptly and efficiently. It was a tricky time for the auction with Level 3 restrictions but this was managed very well and we had a very pleasing outcome at the end. No hesitation to recommend and thank.

Simon Longdill
112 Allum Street, Kohimaramaa

It was such a pleasure for both my wife and I to work with Stephanie to sell our house. She was hardworking, determined, adaptable and always available for us during this process before, during and after the coronavirus period. Stephanie was helpful in staging and with creative suggestions to ensure our house was presented for photography and open homes in the best possible light. One very positive attribute was "she listened". Selling our family home of 17 years was an emotional time and we really did not want to sell so having a listener was very valued and priceless. Stephanie actively sought solutions to problems as they appeared and there was a general empathy for the stresses which vendors feel when selling a much loved home.

We were able to sell pre auction and unused marketing fees were promptly refunded. The marketing of our home was very professional. Her heart is in the right place. Stephanie sells homes because she wants to help. Trust her; we did. She is professional, reliable and helpful.

Phil and Danny Sinton, Glendowie

When we came to selling our family home, we knew that Alison and Stephanie would be the best people to guide us through the process. They have unstintingly given their time and advice to us, not only for selling our home but for purchasing our next home. The auction process was new to us and their guidance and advice, not only meant we were comfortable selling at auction, but

we also felt confident to bid at auctions for our new home. They showed genuine care, were patient with all our questions and were so thorough in all their explanations. We felt we were in such good hands. When it came to the auction, their expertise and knowledge of the market ensured we had a high number of bidders and ultimately got the very best price for our home. We cannot speak highly enough of our experience with Alison and Stephanie, we would absolutely recommend them to anyone. We genuinely enjoyed working with them.

Shaun and Tracy Lee
177 West Tamaki Rd, Glen Innes

Stephanie was great to work in achieving the sale of my house in a challenging market. She was ever optimistic and worked hard to get the best outcome. On top of it all, Stephanie is a truly kind and thoughtful person.

Nisha Mc Gowan
34 Karaka Park Place, Glendowie

We are first-time sellers who had no idea of the sale process. Stephanie is a warm and personable lady. She guided us each step of the way, patiently explaining the procedures, answering all of our queries promptly and providing us with information to the best of her ability. She is very driven and dedicated, continually marketing our property over the Christmas and New Year holidays, conducting open homes every weekend and also showing the house whenever viewings were requested during the week while most people were on year end vacation. She is very diligent and motivated, persisting undiscouraged when the market quieten down over the festive season. Her hard work and sheer determination paid off when she actually managed to close a deal on the first week of January. Overall, we are very happy to have engaged her assistance to help us sell our property.

Joanne and Frederick Goh
85 Stonemasons Road, Stonefields

The image shows a close-up, slightly high-angle view of three white ceramic coffee cups with black handles and saucers, arranged in a diagonal line on a dark wooden table. The coffee in the cups is a latte with a rich brown color and a white foam top. The cup in the foreground has a heart-shaped latte art design. To the left of the cups is a fresh sprig of green rosemary. To the right is a white ceramic container filled with small white pebbles. In the background, another coffee cup is visible but out of focus. The overall lighting is warm and soft, creating a cozy atmosphere.

up

Let's catch up
for coffee and
a chat

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