

There is no
substitute for
experience.

**There is no
substitute for
success.**

Peter Cleave
021 756 246

Lisa Cleave
021 756 245

Myles Cleave
027 512 0002

Peter Cleave

With over 30 years experience, Peter is one of the top real estate earners in the country and undoubtedly one of this country's most outstanding residential agents.

Anyone can sell a house in a good market, but to get the best price possible whether the market is good or bad takes skill and experience. Peter's ability to consistently produce results for home owners is a combination of his rare negotiation skills, excellent use of technology and ability to recognise the requirements of buyer and seller and bring them together. With his honesty and integrity you will be able to make accurate decisions with confidence.

Peter and his wife Lisa work together and have established themselves as a formidable force in the Auckland Central/Bays market. Together they have sold well over \$1 Billion dollars in residential real estate!

**There is no substitute for experience.
There is no substitute for success.**

Their sales record speaks for itself.



Lisa Cleave

Lisa is an incredibly capable lady. An American by birth, she has lived and worked in Alaska, Hawaii and Seattle before settling here in New Zealand where she and her husband Peter have resided for 24 years. She is a mother of two adult children.

With a background in the hairdressing industry, retail management and sales, she has superb skills in relating to people, management and attention to detail. She will make the most of every opportunity.

A highly focused lady with a quiet, efficient determination she has enjoyed ongoing success in Real Estate at Unlimited Potential for over 19 years. She has earned an enviable reputation as an honest, trustworthy and extremely effective agent for her clients.

Lisa is a genuine multi-tasker. Working alongside her husband Peter Cleave in all things real estate; she enjoys working with buyers and vendors. Lisa & Peter enjoy working together and have a portfolio of over \$1 Billion dollars in sales! Their ultimate goal is to always do a superb job for the vendors they work with in marketing their homes as well as matching up buyers with their perfect home.



Myles Cleave

With 7 years in Real Estate and well over 10 Years experience in a variety of sales and management roles, Myles in his fast-moving real estate career has already amassed well over 500 million dollars in residential sales by specialising in Auckland's Central and Eastern suburbs where he has grown up and currently resides.

As the son of founding UP team members Peter and Lisa Cleave with over 30 years in Real Estate, he upskilled quickly by working alongside Peter with daily training in the art of negotiation whilst bringing his own marketing expertise and young energy to the team. Myles has quickly grown a wealth of Real Estate skill and knowledge by working alongside Peter & Lisa who have sold well over a billion dollars in Auckland real estate.

A graduate of AUT, with a bachelor of Business majoring in Sales and Marketing as well as managing and buying for a large Auckland retail company he has honed excellent negotiation, communication, interpersonal skills and has a genuine understanding of how to provide unrivaled customer service.

Myles, supported by The Cleaves and the exceptional UP Real Estate team are known for their innovative marketing strategies, hard work, honesty and integrity. You can be assured you will have all the facts to make informed decisions regarding buying or selling property.



69B GLADSTONE ROAD PARNELL

🏠 4 🚗 2 🚗 2 🏠 2+

Unique, one of a kind, Sargisson designed and well positioned in this elevated prime Parnell location, this two level penthouse residence offers a rare opportunity to enjoy exclusive, apartment-style living in this boutique block of just two. A private entrance, lift, and oversized garaging will appeal to those looking to still enjoy an exclusive space to live and entertain in, maintain their privacy while downsizing and getting away from the high maintenance of a large house and garden. Beautiful bespoke marble finishes, cabinetry and fixtures complement generous open living that soak up all day sunshine and magnificent views back to the city and over the harbour to North Head and Rangitoto. Rosie's cafe and your local shops at your door step, complete this quality lifestyle lock-up and leave, city-side solution.



40 RANUI ROAD REMUERA

🏠 5 🚗 3.5 🚗 2 🚗 1 🏠 1 🏠 3 🚗 4 1259sqm

A family home of this quality rarely comes on the market because there is really no reason to move as it ticks all the boxes. So when the opportunity to buy an outstanding family home like this comes along you need to grab it with both hands. After a complete and extensive renovation, with a design brief from John Durkin from Abri Architects there is nothing left for you to do. Set on 1259sqm, more or less, of beautifully landscaped tropical gardens, the home's indoor/outdoor living wraps around the large flat lawn and pool where you can watch your children play and enjoy wonderful sun and privacy. New kitchen with scullery, bathrooms, roof, paint inside and out, new double glazed joinery and insulation, generous internal access garaging and off street parking complete this wonderful opportunity. The relaxed feel is complemented by the multiple living areas and practical layout that makes coming home a pleasure. Working from home? There is an office with its own entrance. Lots of toys? There is huge amounts of storage. If you want to buy a home in the Double Grammar Zone that you do not have to work on or move again until the children are gone, this is it.



RECENT SALES



15 BONGARD RD MISSION BAY

🏠 4 🚗 4.5 🛏 2 🏠 2 868sqm

To say this superb family home has been renovated would be something of an understatement. Under the design eye of Jones Architects, this stunning Bays residence is now a superb example of the best in modern living. The position on this corner site provides enduring airspace on both its north and western boundaries ensuring loads of light and sunshine. Step inside - you'll be stunned by the extravagance of the main living area, enhanced by wide timber floorboards and a crisp white interior, this beautiful space features huge fully retractable sliding doors that beckon you to the large north facing outdoor terrace, lawn and garden. A second living area, with raked ceilings, extends off the spectacular waterfall island bench kitchen providing a separate space that interconnects with the superb covered outdoor dining extension. The four bedrooms are all spacious and are each complete with ensuites and walk-in wardrobes. Three have beautiful built-in window seats, one opens to an elevated balcony, there is also a bedroom on the living level. In short, there are several options as to which could be the main bedroom. Located in zone for both Kohimarama School and Selwyn College, it is also walking distance to Mission Bay's waterfront and has the convenience of Eastridge shopping centre moments away.

39A RUTHERFORD TCE MEADOWBANK

🏠 4 🚗 2.5 🛏 2 🏠 2 489sqm

Sitting proudly above the road and built in 2017, this magnificent freestanding home is undoubtedly now better than new. The clever interior design touches and a reconfiguration of the laundry and butlers pantry plus a beautiful gated entry have taken this elegant residence to a new level. Located in zone for St Thomas's School and Selwyn College, this substantial executive family home is a statement in gracious modern living. Its large, polished floor and high stud, living area is anchored by a superb island bench kitchen and flows to covered northside outdoor living in a private fenced garden setting. A snug TV/den adds options, the bedrooms are generous and secure internal access garaging together complete what really is the total wish list.

RECENT SALES



1 ELAM STREET PARNELL

🏠 4 🚗 3 🛏 2 🏠 2 🚗 2 440sqm

Having refreshed the landscaping, repainted and laid new carpet, the vendor's plans have changed, consequently this recently purchased home is available for sale. Strategically located on the corner of this prime Parnell street, this immaculately presented, modernised bungalow offers a brilliant, easy care solution for busy lifestyle. Situated in the Double Grammar Zone, it is also a morning stroll with the dog to the local cafe or Bloodworth Park and Hobson Bay waterfront down the road. This beautifully conceived, reinvented floor plan features lovely high ceilings, three ground floor bedrooms, one ensuited, on the entry level with another ensuited bedroom upstairs. Secure with internal access double garaging and generous off-street parking, this ideal lock-up and leave home enjoys easy open plan living with a separate lounge/TV den opening to its own deck. This charming home cleverly combines the timelessness of bungalow weatherboard heritage with the vibrancy of today's interior design detail and modern conveniences.



34C TARAWERA TCE ST HELIERS

🏠 4 🚗 2.5 🛏 2 🏠 3 🚗 1 421sqm

Set back off the road in a gorgeous, private, courtyard garden setting, this immaculately presented, cedar-clad home will provide a sense of sanctuary for busy people. Architecturally designed by Allan Shanahan, its wide welcoming, high void entry beckons you to enjoy a relaxed kitchen/family room spilling to the outdoors and an adjacent formal lounge with gas fire. Elegant sophistication is enhanced by soft colour, beautiful finishing detail and sheer good taste. Gated and secure with double internal access garaging to the living level whilst upstairs provides four generous bedrooms plus a second living space. Located walking distance to Madills Farm and handy to the waterfront cafes and beach, it is also conveniently just moments to local shops and in zone for St Heliers School and Glendowie College. Quality seekers with an eye for detail will enjoy this St Heliers residence.

RECENT SALES



125 ST HELIERS BAY RD ST HELIERS

🏠 5 🚗 3 🛋️ 2 🏠 2 🚗 2 817sqm

An architectural classic designed by Ron Sang in the 70s, sympathetically updated and so perfect for today's lifestyle. The design pedigree shines through the moment you open the signature oversized front door and the clever layout unfolds before you catering for growing families with its sense of space and practical layout. Generous living spaces and bedrooms are complemented by fabulous resort style outdoor living and a large private pool. Upstairs boasts an amazing elevated sunsoaked north western aspect with views that extend to the city which you can enjoy from the lounge/dining, kitchen or large deck. The upstairs bedrooms feature window seats, while the huge main bedroom is a haven from a busy world with a large walk-in wardrobe and double hand basin ensuite. The study/home office is particularly generous and for some may be a fifth bedroom. A large double car garage has a workshop and room for a gym and there is plenty of off street parking for a home ideal for teens. Built in masonry and cedar, this brilliant offering is an outstanding example of just how cool design of this era is today.



143 VICTORIA AVE REMUERA

🏠 4 🚗 2.5 🛋️ 3 🚗 1 🏠 1 🏠 2 🚗 4 1219sqm

The location is prime, northern slopes Remuera, just minutes to the shops, restaurants and cafes at Remuera Village and walking distance to Victoria Ave Primary, Baradene and St Kents prep. This essentially one level, Double Grammar zoned home is something of a suburban oasis, in a gorgeous, peaceful lawn, garden and poolside setting; a sense of space and relaxed living pervades throughout. Constructed in weatherboard, its superb open plan kitchen/family room with original Matai timber floors and fireplace extends seamlessly to covered, poolside, outdoor dining - it's fabulous. Zoned Mixed Housing Suburban, this ideal home and garden comes with significant, underlying development potential. Needless to say the combination of outstanding family living and the intrinsic land value make this a genuine blue chip property prize.



RECENT SALES



3 CANTERBURY PLACE PARNELL

🏠 4 🚗 2.5 🛋️ 3 🚗 1 🏠 2 🚗 2 529sqm

A landmark in Parnell, this iconic Porsolt design dubbed 'The Chalet' was first built in 1956 and featured in 'Home and Building', under the heading "Privacy in a Glass House". Your inspection will confirm this juxtaposition as accurate. Located in one of Parnell's most sought after streets, it's just a short morning walk to the local cafe and not much further to the Rose Gardens and Judges Bay. From its vibrant, elevated, sun soaked living area there are sweeping views of the city, harbour and Rangitoto. Set amongst mature trees in a gorgeous meticulously landscaped garden, this wonderfully relaxed layout provides for indoor/outdoor living on each of its living levels. Gated and secure with internal access double garaging, the flexible floorplan includes a media room, office and two living areas. Conveniently in zone and close to Parnell District School, this practical family home is also Double Grammar zoned and walking distance to the CBD. A home with a timeless retro cool vibe, it personifies the best of the Parnell lifestyle.



24 RIDINGS ROAD REMUERA

🏠 4 🚗 4.5 🛋️ 2 🚗 1 🏠 1 🏠 3 🚗 1 918sqm

Set in a commanding position in a tightly held location, this classic Remuera residence enjoys panoramic views, all day sunshine and a northern aspect flowing to a private poolside setting. The just completed total renovation from top to bottom, features smart home automation and stunning lighting throughout with the very best in design from it's gorgeous oak herringbone flooring to it's beautiful waterfall bench in the gourmet kitchen and equally stunning hidden scullery, all serviced with top quality Gaggenau appliances. Ducted air conditioning/heating throughout allows you to enjoy wonderful living spaces in comfort from the multiple living spaces which flow to private sun-filled outdoors. Four ensuited bedrooms including one on the main level are complemented by an upstairs living/study area with built in shelving and great views. Fully landscaped the property offers a wonderful flat lawn for the kids with ample parking, double car garage, trailer park and carport all secured by an automated gate.

RECENT SALES



11 WOODSIDE CRES ST HELIERS

🏠 4 🚗 2.5 🚗 2 🏠 1 🏠 2 🚗 3 966sqm

This compelling, weatherboard, classic style home built in 2014 presents like new with double glazing and every modern amenity. Architecturally designed by Andrew Daly Architects and built by master builders Ascension Homes, it features designer interiors from Victoria Richardson Designs. This pedigree culminated in the home being featured in Home and Garden magazine. Your inspection will confirm just why. Located in this highly sought after St Heliers crescent, the hub of the home features a fabulous kitchen with island bench, separate scullery and work station that opens to a wonderful open plan living area with high ceilings. This light filled space spills in ideal fashion to a louvre covered, outdoor portico dining area with built-in fireplace that overlooks the magnificent pool, spa and garden. A separate lounge provides a great second living area. Built with the craftsmanship of a previous era to the fore, the finishing detail will satisfy the most discerning. Beautiful bathrooms complement large bedrooms, a superb ground floor main bedroom and three upstairs that feature cathedral ceilings, built-in window seats and 'cubby rooms' for storage. Located in zone and only a short walk to St Heliers School, it is also in zone for Glendowie College. You'll love walking the dog through Dingle Reserve and to the waterfront. Classic, timeless and executed to perfection, this outstanding St Heliers residence also has a specification and chattels list that will satisfy quality seekers with an eye for detail.

2 KARORI CRES ORAKEI

🏠 4 🚗 5.5 🚗 4 🏠 3 🚗 2 969sqm

This outstanding home enjoys a front row, dress circle harbourside position with breathtaking views over North Head, the inner harbour, Rangitoto and the channel. Step inside the front door, and your eye will be drawn to the stunning views and open plan living. Built and finished to the highest of standards the specifications include beautiful French Oak flooring, Italian marble, Travertine, Egyptian Limestone, double glazing and ducted air conditioning. At the centre of the home is a designer kitchen with scullery, dining and family areas that spill out to the covered loggia area with a built in BBQ, where you can sit and enjoy the spectacular views. There is generous formal living/dining complete with Italian marble fireplace, separate media room and a fourth living area with kitchenette alongside a magnificent poolside entertaining area. Wake up to the sun on your face, the sparkle of light on the water and views forever from your luxurious main bedroom with its generous ensuite and walk-in wardrobe. The gym and all of the bedrooms are ensuited and the flexible floorplan caters for every need including extended family. Three car garaging and secure gated access complete this superb package. Undoubtedly one of Auckland's finest homes.

RECENT SALES



41 BRILLIANT STREET ST HELIERS

🏠 5 🚗 4 🚗 4 🏠 1 🏠 1 🏠 3 🚗 2 1233sqm

Constructed in 2015 for the current owners is this outstanding double brick and cedar home which won a silver medal in House of the Year for the Auckland Region - it should have been a gold! In a gorgeous, private, level, beautifully landscaped, pool and garden setting, of over 1200sqm, this magnificent family home really does have it all. Flooded in natural light and sunshine, the ground floor living level includes a large ensuited bedroom, separate laundry, two separate lounges and large kitchen/family room with fireplace, that spills perfectly to covered, outdoor patio entertaining - it's stunning. Upstairs features another three double bedrooms, a magnificent main suite and huge office/living area. But there's more! Three car garaging and a separate, freestanding, one bedroom self contained cottage complete this spectacular family home. Properties in this revered St Heliers address are tightly held, as they are walking distance to the delights of St Heliers Village and the waterfront. Magnificently maintained and beautifully presented, it is a home for all seasons and every occasion.



104 GODDEN CRESCENT MISSION BAY

🏠 5 🚗 5 🚗 3 🏠 4 🚗 6 2013sqm (more or less)

You may not ever see a better home than this Dorrington Atcheson Architects designed masterpiece. The recipient of two architectural awards it epitomises the very best of home and garden. Truly defying description, pictures are worth the thousands of words that would not be adequate to truly convey what is on offer here. You really must inspect to appreciate this bespoke masterpiece. Situated on approximately 'half an acre' of level manicured landscaped lawn and garden, it sits in a perfect private poolside setting. The sprawling floorplan provides luxurious resort style formal areas and informal spaces that perfectly embrace its brilliant connection to the park-like garden. For quality seekers looking for an uncompromised lifestyle at the top end of the residential market this unique residence is your complete solution.

What our Clients Say

We are so pleased we engaged Lisa, Peter and Myles to sell our house and would highly recommend them. We were very happy with the ease, speed and result of the sale. They listen, are friendly, efficient, flexible and nothing is a problem. They made what we thought was going to be a stressful process an absolute dream. Thank you!

Angela

We recently bought and sold property with Peter Cleave. We had looked for a new home for several years and had come across Peter many times during that process. We liked his professional, straightforward manner and this made him a great person to deal with when we finally found a new home. We then listed with Peter and found him very easy to deal with. He got onto organising the sale quickly and efficiently and was respectful of our time and privacy. We felt Peter only brought genuine buyers who could afford our property through and that he was good at reading whether a buyer was real or not. Peter communicated with us clearly and kept us up-to-date and informed throughout the process. His experience and knowledge of the Remuera market are clear and he is genuinely a nice person to deal with. We would happily recommend Peter and would work with him again.

Simon and Sophie Moutter, Remuera

We have recently sold our much loved home of 28 years. Having undertaken several large renovations and raised our family here, we have found this to be quite a big decision for us. With the help of Lisa, Peter and Myles, the process has been surprisingly stress free. They have been professional and clear in their marketing process. The photography in our advertising was superb, their wording for our marketing was perfect. They have been spot-on with their direction during the whole process. They continue to be very supportive in our search for a new home. We would highly recommend them if you are thinking of going to market and/or looking to buy.

Jo & Tim

We have bought and sold several properties with the Cleave's over the past 18 years or so and have always enjoyed working with them. Peter works very hard. When he acts as seller agent, he ensures the property is well publicised and follows up on all potential opportunities. When he acts as buyer agent, he listens carefully to what is required and brings good opportunities to the table. He is a superb negotiator and is able to close deals. Peters team support him very well assisting in providing access to the property for potential purchasers, building inspections and others as well as helping with the documentation, advertising etc. We will use the Cleave's again would not hesitate in recommending them to anyone considering selling/buying Real Estate in the future. Mike Schubert

Mike Schubert

We have recently sold our home with the help of Peter Cleave, his wife Lisa and their son Myles. What a great team. They handled the process so professionally and are easy to communicate with, calm and very reassuring. We would thoroughly recommend UP Real Estate and the Cleave Team. Thank you

Jonathan and Juliette

I have worked with Peter Cleave as both a vendor and purchaser and have found him to be nothing but professional. He has an innaate ability to liase with both parties in a way that makes a sale or purchase run extremely smoothly and with a sensitivity often lacking in this industry. We were very pleased with the outcome and would recommend Peter and Lisa as a real estate team. Our open homes ran for a very limited time a true reflection of their efficiency and ability to read the market and put forward the correct buyers for our home. An impressive skill.

Jenny Marshall

Thank you for your excellent efforts, which resulted in the sale of Ngapuhi Rd recently. Jann and I were impressed with the overall result and the alacrity in which it was achieved. We were cognizant of the flat residential market so were

pleasantly surprised that things turned out the way they did. Having now bought and sold a house through you, we would have no hesitation in recommending the services of Peter Cleave.

Rob Smith

We recently purchased a house that was listed and advertised by Unlimited Potential. Peter was the agent that rang us (he knew we had been thinking about moving house and rang us from time to time as properties came on the market) and encouraged us to view the property. We found Peter to be pleasant and professional in his approach and a useful sounding board in crafting the offer. He presented our first offer successfully. We subsequently engaged Peter and Lisa to sell our home. We found the process to be straight forward and the recommendation on sales strategy to be sound. The sale was successfully completed within a week of our first open home and was at a price we were satisfied with. We would have no hesitation in using Peter and Lisa again.

Lee and Bryce Murray

Myles, Peter and Lisa recently helped us with the sale of our home in St Heliers. We found them to be responsive and professional throughout and would recommend them to anyone looking to buy or sell. Thanks Cleaves!

Matthew Rush

A little thank you for being so patient and working so hard to find me a new home. I've found one and unfortunately it wasn't through you guys as you deserved to get a sale out of me. I'll remember you when I come to sell.

Robyn Boyle

Hi, Lisa, Myles and Peter sold our house and the process was seamless. They actually sold us the house 11 years prior and we were so impressed with them then that it was an easy decision for us to once again work with them to sell. They are passionate about what they do, knowledgeable on the market and always professional. They

guided us during the process and went the extra mile in every aspect of the process, we were very happy with our result once we sold. It works well to have 3 people actively working a house rather than one agent and we would definitely use them again in the future which probably says it all!

Kelly and Paul O'Shannessey

Myles, Peter and Lisa have recently sold our house for us. From the very first time we met Myles (at another open home) and soon after Peter and Lisa, we were impressed with how they listened to us, thought outside the box, worked hard and kept us informed every step of the way. They were very professional, did what they said and we liked the "team" approach during our open homes. Their market knowledge, communication and informative nature aided us in achieving an excellent result and we couldn't be happier. We would certainly recommend the Cleaves.

Stan and Liz Clark

Louise and I want to thank Lisa and yourself for the totally professional marketing and selling performance you carried out with our House at 732d Remuera Road on June 1st. From the initial concept of the marketing plan you presented to us through to the final Auction day you and your Company's attitude and performance could not be faulted in any way. Your advertising in both the newspapers and the Property Press showed great creative skill and attracted the right type of buyers for the sizeable property we were offering for sale. Your insistence on auctioning on site and letting your auctioneer set the price parameters proved totally correct. You managed to create great interest from prospective buyers from the beginning of the advertising campaign and maintained this interest throughout the 4 week campaign with the result that we had a very competitive auction. Thank you both not just for what you did but just as importantly was the way that you did it. With grateful thanks and best wishes from us both.

Peter Hoobin

What our Clients Say

The Unlimited Potential real estate team of Peter & Lisa Cleave and Greg & Judi Gibson was instrumental in the successful sale of our family home and in the purchase of a new townhouse in St Heliers. Deborah and I received weekly reports and regular emails as to the success of each open home, together with a list of each person who inspected the open home and details as to whether they were possibly genuine buyers. We were extremely impressed with the high level of professionalism and the friendly helpful service we received from each of your team Our previous experience with auctions was not great, but both of these properties had successful conclusions on the auction dates. We as owners were very pleased with the results and the whole experience was concluded as smoothly as possible. Thanks again for your great work and we would be very happy to use your services again and to recommend your team to any potential buyer or seller.

Ken and Deborah Healy

Our Remuera home sold recently at auction at a very respectable price in a challenging market. This great result was largely due to our hard working ‘Cleave family team’. All, and in our case especially Lisa, were very committed, pleasant to deal with, available and responsive. Their strategies and hard work led to better than expected exposure and attendances at all viewings. Their advice was sensible and professional. We have no hesitation in recommending them. Thank you - Bronwyn and Paul Thompson.

Bronwyn and Paul Thompson.

Hi Zaf and Peter. Thank you very much for delivery of the very good news. Now my sales contract has officially gone unconditional. I would like to thank you for all the hard work you have done for me, especially in todays property market and to achieve a very good sales price. Sorry, I should have given you the first chance to list my house for sale, that way my house may have sold a few months ago! I wasted the money for the first listing with another agent and also the staging fees. I will definitely recommend you to my friends if they want to sell their houses,

you are very honest. I will contact to you later on when I decide to sell the back house. Thanks again Zaf and Peter.

John Zhang

Once again, my wife and I are very appreciative of all the effort that the Unlimited Potential team put in to make the sale process friendly and easy, resulting in a very satisfying result for our St Heliers Bay property. We would highly recommend the pleasant family atmosphere that comes from using this competent real estate firm to make selling a stress free experience. Special thanks to Graeme, Josh, Peter and Lisa for their hard work marketing the property and to Jordan for a great auction result.

Ken & Deborah Healy

My wife and I would like to thank you and your team for the job they did in negotiating a successful sale of our house. Your staff, in particular Peter and Lisa Cleave, were very professional and did an excellent job in marketing the property, at a time when the market had become somewhat unpredictable. The photography, the advertisements were excellent and at a most reasonable price. We appreciated the free advertisements you placed on our behalf on more than one occasion. In these days where the Real Estate industry has come under suspicion from the public as the result of inappropriate actions of probably just a few bad apples, I have no doubt that Peter really acted with integrity and my best interests in mind throughout this process and would certainly use him again to sell my current house, which interestingly I bought through him as well. If I could make a suggestion for some improvement, it would be to provide short written marketing reports of numbers of potential clients seen and level of interest, within 24 hours of the show weekend, and a more detailed report at the end of the show period.

Richard Selkon

Just a short note to say how pleased Narelle and I were at the result you achieved Oil the sale of our SI Heliers property. The manner you went about the task was 1110St professional and

your advice as to the approach we should take was certainly right on the mark. Just as we the vendors have been 1110st impressed with your efforts I am sure the purchasers too have felt a reassuring confidence in doing business with you in purchasing the house. May we thank you again most sincerely and reassure you that we would be more than happy to recommend your services to anyone needing to sell or purchase a home. Our best wishes to you both.

Alan Narelle Smart

We owned a property in Godden Crescent, Mission Bay that had been tennanted for over 12 months, and with the tenant leaving there was a window of opportunity to place the property on the market. We contacted Peter and Lisa because of a referral from friends; and requested a low key approach as we were leaving for 3 weeks overseas. The property was published only on the internet and they secured a satisfactory purchase ageement within 2 weeks. By the time we returned the property had gone unconditional and we are very pleased with the outcome. We would definitely recommend Lisa and Peter and the UP team.

Ken & Roma Penniall

My wife Sue, and I have known Peter Cleave for the past three years. In that time we have purchased and sold numerous properties with Peter as our agent. We found Peter to be professional with each transaction. We found him supportive of our interests and very reliable. Peter kept us up to date and informed at all times. I have no hesitation in recommending the services of Peter Cleave to any parties.

James Ravenhall

We have entrusted Lisa and Peter with the sale of our last 2 homes in Mission Bay. Both houses we successfully sold at auction with very good interest and multiple people registered for the auction process, this is evident of their hard work and dedication. We have always found Lisa and Peter to be very professional but at the same time personable, friendly and approachable. We will have no hesitation to use Lisa and Peter for our future house sales.

Maryann and Greg Haddon

I just wanted to write you an email and say thanks for hanging in there over the last 4 weeks. The process always has its ups and downs but we got there in the end and Karen and I are very happy. Of course you always think your own home is worth more but the property got its “air time” and the market valued it. Please pass on my thanks to the rest of the UP team including Graham, whom without his buyer we may still have been doing open homes, and Brad who took some amazing photos.

Charlie Oscroft

My wife and I just wanted to thank you both for your outstanding efforts in taking our family home of 14 years to auction and achieving a very successful sale. The marketing of the property was second to none and your vast experience in the real state business played a major roll in gathering strong interest on the day. The open home process can be very drawn out and stressful but you both managed it for us so well and in the end we just sat back and watched it happen. Next time I need to sell, you can expect a call from us.

Erle Williams

I would like to thank you for the work you carried out in achieving a very successful sale of our property in Fenton Circus, Orakei. Although a low profile sale you produced far and away the most realistic potential buyers and it was all achieved with little disruption to our lives. This is the second significant sale that you have handled for us with each achieved in the same way.

It was a pleasure working with you and we would certainly do the same again if it is required. You put in much more time on our behalf than all of your competitors. We would also like to thank you for the efforts you expended in trying to find us a new house.

Julie & Andrew Paul, Fenton Circus, Orakei

A Few Sales Made By Peter, Lisa And Myles

40 Ranui Rd	23 Stratford St	1/107 Upland Rd	12A Derby Downs	16 Maui Grove	2/5 Maungarei Rd	272 Kohimarama Rd	36 Dudley Rd	44 Balmoral Rd	59 Lucerne Rd
2 Karori Cres	82 Arney Rd	1/107 Upland Rd (2nd)	12A Kenny Rd	16 Maui Grove (2nd)	2/54 Upland Rd	272 Riddell Rd	36 Gladstone Rd	44 Bell Rd	59 Selwyn Ave
21 Benbow	73A Victoria Ave	1/11b Kitiirawa	12A Paerimu St	16 Woodley Ave	2/68a Ranfurly Rd	272 West Tamaki Rd	36 Seaview Rd	44 Lingarth St	5A Kinder Place
3 Yattendon Rd	3A Walton St	1/177-179 Tamaki Dr	12a Woodley Ave	162 Upland Rd	20 Aumoe Ave	28 Aldred Rd	360 Kohimarama Rd	44 Lucerne Rd	5A/524 Remuera Rd
7 Cheverton Pl	37 Glover Rd	1/19 Upland Road	13 Keith Ave	164 Victoria Ave	20 Ohinerau St	28 Ara St	361 Riddell Rd	44 Macpherson St	5A/524 Remuera Rd (2nd)
19 Patteson Ave	1A Glenbrook St	1/20 Edmund St	13 Orakei Rd	165 Paritai Dr	20 Ranui Rd	28 Dell Ave	361 Riddell Rd (2nd)	44 Ngapuhi Rd	6 Ara St
71 Bassett	6 Punga St	1/24a Ronaki Rd	13 Ventnor Rd	16a Cathedral Place	20 Raumatī Rd	28 Dudley Rd	361 Riddell Rd (3rd)	44 Rautara St	6 Burrows Ave
14/617 Remuera Rd	12 Karori Crescent	1/25 Aldred Rd	13 Walton St	16A Holgate Rd	20 Ronaki Rd	28 Martin Ave	37 Benson Rd	44 Sylvia Rd	6 Burrows Ave (2nd)
3 Ross St	72 Ranfurly Rd	1/272 Kohimarama Rd	131 Long Dr	16A Peary Rd	20 Sage Rd	28 York St /6 Fox/	37 Burwood Cres	44a Benson Rd	6 Fenton Circus
32 Ridings Rd	29 Allum St	1/4 Churton St	131 Orakei Rd	17 Ascot Ave	20 Springcombe Rd	28a Manawa Rd	37 Hopkins Cres	44A Ranui Rd	6 Ingram Rd
4 Kelvin Rd	10 Kelly St	1/4 Omaha Rd	134 Long Dr	17 Dromorne Rd	20 Woodley Ave	29 Aldred Rd	37 Omaha Rd	45 Hackett St	6 Ingram Rd (2nd)
104 Godden Cres	78A Long Drive	1/40 Combes Rd	134 Victoria Avenue	17 Eastbourne Rd	20A Rawhitiroa Rd	29 Cliff Road	37A Ngaiwi St	45 Ngapuhi Rd	6 Jefferson Rd
15 Lammermoor Dr	26 Ngaiwi St	1/40 Ngaiwi St	135a Coates Ave	17 Kurahaupo St	20B Rawhitiroa Rd	29 Mahoe Ave	38 Combes Rd	45 Ridings Rd	6 Lucerne Rd
3/107 Orakei Rd	C5 23-25 Towai St	1/40 Rawhitiroa Rd	136 Upland Rd	17 Mainston Rd	208 Rawhitiroa Rd	29 Ranui Rd	38 Dell Ave	45 St. Vincent St	6 Lucerne Rd (2nd)
89 Ranfurly Rd	C2 23-25 Towai St	1/44 Brighton Rd	139C Orakei Rd	17 Manawa Rd	21 Blackett Cres	29 The Parade	38 Manawa Rd	45 Tahapa	6 Ngaiwi St
60 Seaview Rd	18A Sonia Ave	1/48 Pukeora Ave	13A Mahoe	17 Manawa Rd (2nd)	21 Shipherds Ave	2a Burmuda Pl	38 Ventnor Rd	46 Comins Cres	6 Ridings Rd
41 Ronaki Rd	311 Riddell	1/8 Churton St	13A Orakei Rd	17 Pamela Pl	21 Shipherds Ave (2nd)	2b/98 Remuera Rd	39 Benson Rd	46 Kurahaupo St	6/32 Brighton Rd
58 Arney Cres	26 Vale Rd	1/8 Marua Rd	13A Orakei Rd (2nd)	17 Puroto St	21 Walmsley Rd	3 Brookland Pl	39 Glover Rd	46A Eastbourne Rd	6/72A Riddell Rd
54 Bassett Rd	10 Manatu	10 Athol Pl	13B Manawa Rd	17 The Glen	21 Woodbine Rd	3 Combes Rd	39 Ranui Rd	46a Kohimarama Rd	60 Codrington Cres
19 Tohunga Cres	45 Tahapa	10 Chesterfield Ave	13B Waitara	17 Wairua Rd	21 Woodbine Rd	3 Glenbrook	39 The Parade	47 Clonbern Rd	60 Lucerne Rd
4/159 Kohimarama Rd	6 Fenton Circ	10 Glanville Tce	14 Aldred Rd	17 Woodley Ave	216 Kepa Rd	3 Maxine Place	39 The Parade (2nd)	47 Paunui St	60 Rukutai St
6 Westbourne Rd	95 Tarawera Tce	10 Glanville Tce (2nd)	14 King George Ave	172a Upland Rd	219B Tamaki Dr	3 Raumatī Rd	39A Challenger St	47 Rutherford Tce	61 Mt St John Ave
714b Remuera Rd	9 Burwood	10 Manatu	14 Macmurray Rd	17A Puroto St	21B Watene St	3 Sharpe Rd	39A Orakei Rd	47A West Tamaki Rd	63 Bell Rd
12 Corunna Ave	72 Ranfurly	10 Omaha Rd	14 Macmurray Rd (2nd)	18 Clarendon Rd	22 Awa St	3 Tautari St	39B Challenger St	48 Maskell St	64c Bassett Rd
122a Benson Rd	736 Remuera Rd	10 Platina St	14 Pukeora Ave	18 Lucerne Rd	22 Evesham	3 Tirohanga Ave	39C Orakei Rd	48a Polygon St	67 Arney Rd
4/35 Arney Rd	150 Long Dr	100 Whitehaven Rd	14 Siota	18 Paerimu St	22 Gladwin Rd	3 Tirohanga Ave (2nd)	3A Claybrook Rd	48C Benson Rd	67 Grampian Rd
30 Spring St	45 St Vincent	100 Whitehaven Rd (2nd)	14 Tagalad Rd	18 Peary Rd	22 Rangitoto Ave	3A Claybrook Rd (2nd)	3a Glenbrook St	49 Combes Rd	68 Arney Cres
5 Rangitoto View Rd	20 Raumatī	101 Benson Rd	14 Taurarua Tce	18 Peary Rd (2nd)	22 Ronaki Rd	3a Glenbrook St	3A Raumatī Rd	495A Riddell Rd	6A Benson Rd
7 Parkside St	26 Allum St	102 & 106 Lucerne Rd	14 Woodley Ave	18 Waiata Ave	22A Golf Rd	3A Raumatī Rd (2nd)	3A Raumatī Rd (2nd)	4A Jefferson St	6a Jefferson Rd
23 Lingarth St	2 Arney Cres	102 Ngapuhi Rd	141B Long Dr	18A Martin Ave	22A Hopkins Cres	3A Raumatī Rd (2nd)	3B Glenbrook St	5 Bridgewater Rd	7 Comins Cres
48a Benson Rd	52 Lingarth	102 Portland Rd	141D Long Dr	18A Sonia Ave	22A Upland Rd	3B Glenbrook St	4 Aumoe	5A Bridgewater Rd	7 Comins Cres (2nd)
29a Awarua Cres	6 Apihai	103B Long Drive	142 Upland Rd	18A Upland Rd	22A Upland Rd (2nd)	4 Carnarvon	4 Birdwood Cres	5 Claybrook St	7 Gilgit St
39a Rutherford Tce	3 Peach Parade	104 Lucerne Rd	142 Upland Rd (2nd)	18A Upland Rd (2nd)	22b Upland Rd	4 Ely Ave	4 Glenbrook St	5 Claybrook St (2nd)	7 Gilgit St (2nd)
14a Corunna Ave	51 Godden Cr	105 Benson Rd	145 Arney Rd	18b Rawhitiroa Rd	23 Benbow St	4 Kenny Road	4 Glenbrook St (2nd)	5 Corunna Ave	7 Heather St
68 Selwyn Ave	6 Lucerne Rd	109 Bassett Rd	145 Orakei Rd	18B Upland Rd	23 Ranui Rd	5 Dudley Road	4 Ingram Rd	5 Dudley Road	7 Kenner St
19 Allum St	26 Crocus Pl	109A Orakei Rd	145 Orakei Rd (2nd)	19 Dromorne Rd	23 Ranui Rd (2nd)	5 Eglon Street	4 Keys Tce	5 Entrican Ave	7 Mainston Rd
178 Kohimarama Rd	80 Upland Rd	10A Corunna Ave	145 Victoria Ave	19 Elam St	24 Peary Rd	5 Entrican Ave	4 Ohinerau St	5 Fox St	7 Mainston Rd (2nd)
31 Lingarth St	2/139e Paritai Dr	10A Logan Tce	146 Long Drive	19 Elam St (2nd)	24 Rawene Ave	7 Ross St	4 Ohinerau St	5 Glenferrie Pl Epsom	7 Ross St (2nd)
47 Kohimarama Rd	17C Warrington	11 Dromorne Rd	146 Long Drive (2nd)	19 Paritai Dr	24 Tuhaere St	7 Warrington Rd	4 Okahu St	5 Kingdon Street	7 Warrington Rd
25 Fern Glen Rd Sth	22 Modena Cr	11 Kenny Rd	149 Mountain Rd	19 Paritai Dr (2nd)	24 Upland Rd	7 Westbourne Rd	4 Omaha Rd	5 Loreto Heights	7 Westbourne Rd
19 John Lister Cl	5 Whitehaven Rd	11 Ngaiwi St	149 Victoria Ave	19 Paritai Dr (2nd)	24 Upland Rd (2nd)	7 Wharua Rd	4 Portland Rd	5 Loreto Heights (2nd)	7 Wharua Rd
61A Edmund St	311 Riddell	11 Ngaiwi	149A Orakei Rd	19 Rautara Street	24 Upland Rd (2nd)	7/5 Kohimarama Rd	4 Poto St	5 St George's Bay Rd	7/5 Kohimarama Rd
17 Alberon St	26 Vale Rd	11 Springcomb Rd	14a Corunna Ave	19 Robley Cres	25 Aldred Road	70 Melanesia Rd	4 Shera Rd	5 Wootton Rd	70A Riddell Rd
6 Mapiu St	10 Manatu	11 Woodley Ave	14A Kenny Rd	19 Robley Cres (2nd)	25 Omahu Rd	70A Riddell Rd (2nd)	4 Spencer St	5/15 Karori Cres	70A Riddell Rd (2nd)
19 Edmund St	45 Tahapa	11 Woodley Ave (2nd)	14A Kenny Rd (2nd)	19 Stanwell St	25 Weybridge Cres	71 Grampian Rd	4/10 Cleveland Rd	50 Lucerne Rd	70A Riddell Rd (2nd)
54 Edmund St	6 Fenton Circ	111 St Stephens Ave	14A Temple St	19 Tohunga Cres	25 Riddell Rd	71 Whitehaven Rd	4/10 Cleveland Rd (2nd)	50 Orakei Rd	71 Whitehaven Rd
12 Auckland Rd	95 Tarawera Tce	111 St Stephens Ave (2nd)	14A Waiata Ave	190 Gillies Ave	251 St Heliers Bay Rd	712 Remuera Rd	4/177-179 Tamaki Dr	50 West Tamaki Rd	71 Whitehaven Rd
80 Upland Rd	9 Burwood	111 St Stephens Ave	15 Ara St	191C Victoria Ave	252 St Heliers Bay Rd	72 Ranfurly	4/18 Ngapipi Rd	50a Lucerne Rd	712 Remuera Rd
229A Remuera Rd	72 Ranfurly	112 Victoria Ave	15 Combes Rd	194 Orakei Rd	253 St Heliers Bay Rd	72B Orakei Rd	4/28A Awatea	50C Portland Rd	72 Ranfurly
12 Wootton Rd	736 Remuera Rd	113 Lucerne Rd	15 Joseph Banks Tce	196A Kohimarama Rd	253 St Heliers Bay Rd (2nd)	732A Remuera Rd	4/5 Fox St	51 Godden Cres	72B Orakei Rd
21 London St	38 150 Long Dr	113A Lucerne Rd	15 Lammermoor Dr	198 Orakei Rd	259 St Heliers Bay Rd	732B Remuera Rd	4/52 Amy St	51 Rautara St	732A Remuera Rd
Maungakiekie Ave	45 St Vincent	115 Orakei Rd	15 Lucia Glade	198 Victoria Ave	25A Sudeley Ave	732B Remuera Rd (2nd)	4/7 Cowie St	51A Tarawera Tce	732B Remuera Rd (2nd)
150 Ladies Mile	20 Raumatī	118 Benson Rd	15 MacPherson St	19C Auckland Rd	26 Burwood Cres	732D Remuera Rd	4/99 Aotea St	52 Bell Rd	732B Remuera Rd (2nd)
49 Whitehaven Rd	26 Allum St	11A Glover Rd	15 Ranui Rd	19c Ngapuhi Rd (2nd)	26 Dell Ave	736 Remuera Rd	40 Bay Rd St Heliers	52 Bell Rd	732D Remuera Rd
19 Parkside St	2 Arney Cres	11A Kitiirawa Rd	15 Vanessa Cres	19C Ngapuhi Rd (2nd)	26 Dell Ave (2nd)	738 Remuera Rd	40 Combes Rd	52 Lingarth St	736 Remuera Rd
2B Waimarie St	52 Lingarth	11A Manawa Rd	15 Woodley Ave	1A Claybrook St	26 Dingle Rd	738 Remuera Rd	32A Ridings Rd	40 Combes Rd (2nd)	738 Remuera Rd
28 Sayegh St	6 Apihai	11A Manawa Rd (2nd)	150 Long Drive	1A Claybrook St (2nd)	26 Kelvin Rd	73A Benson Rd	32A Ridings Rd (2nd)	40 Rangitoto Ave	73A Benson Rd
25B Silverton Ave	3 Peach Parade	11C Haast St	151B Victoria Ave	1A Kelvin Rd	26 Ngaiwi St	74B Bassett Rd	334A Victoria Ave	40 Rangitoto Ave	73A Benson Rd
9 Crescent Rd	51 Godden Cr	11C Haast St (2nd)	154 Upland Rd	1A Mahoe Ave	26 Ngaiwi St	74B Bassett Rd (2nd)	33A The Parade	40 Rangitoto Ave (2nd)	74B Bassett Rd (2nd)
122B Benson Rd	6 Lucerne Rd	11C Mainston Rd	154A Upland Rd	1A Mahoe Ave (2nd)	26 Pukeora Ave	75 Seaview Rd	34 Gladstone Rd	40 Combes Rd (2nd)	75 Seaview Rd
52 Polygon Rd	26 Crocus Pl	12 Grandview Rd	156 Upland Rd	1A Mahoe Ave (3rd)	26 Vale Rd	76 Market Rd	34 Ngaiwi St	40 Rangitoto Ave	76 Market Rd
17A Vista Crescent	80 Upland Rd	12 Manapau St	158 Bassett Rd	1A Woodhall Rd	26A Wiles	76D Lucerne Rd	34 Orakei Rd	40 Rangitoto Ave (2nd)	76D Lucerne Rd
100 Namata Rd	2/139e Paritai Dr	12 Selwyn Ave	15A Dudley Rd	1C Claybrook St	26b Grand View Rd	78 Melanesia Rd	34 Ohinerau St	40 Tautari St	78 Melanesia Rd
2/24 Ngaiwi St	17C Warrington	120A Coates Ave	16 Apihai St	1C Claybrook St (2nd)	26b Grand View Rd (2nd)	78 Upland Rd	34 Orakei Rd	40 Tautari St (2nd)	78 Upland Rd
1/24 Ngaiwi St	22 Modena Cr	123 Orakei Rd	16 Bell Rd	1F/96 Upland Rd	26B Koraha	78 Upland Rd (2nd)	34 Rakei Rd	41 Combes Rd	78 Upland Rd (2nd)
6 Stratford St	5 Whitehaven Rd	124A Coates Ave	16 Bridgewater Rd	2 Bryant Pl	26B Wiles Ave	78 Upland Rd (3rd)	34 Ridings Rd	41 Spencer St.	78 Upland Rd (3rd)
26A Brighton Rd	1 Crescent Rd	126 St Stephens Ave	16 Combes Rd	2 Fern Glen Rd North	27 Golf Rd	78A Ladies Mile	34 Ridings Rd (2nd)	41 Tohunga Cres	78A Ladies Mile
2-70 Hawera Rd	1 Crescent Rd (2nd)	127 Shore Rd	16 Combes Rd (2nd)	2 Ngapuhi Rd	27 Mt St John Ave	79 Patterson Ave	34 Tarawera Tce	41 Upland Rd	79 Patterson Ave
87 Ranfurly Rd	1 Dell Ave	128 St Stephens Ave	16 Golf Rd	2 Rota Place	27 Pukeora Ave	79A Kurahaupo St	35 Glover Rd	42 Bassett Rd	79A Kurahaupo St
24C Rarangi Rd	1 Elam St	129A Abbotts Way	16 Golf Rd (2nd)	2 Ventnor Rd	27 Pukeora Ave (2nd)	8 Birdwood Cres	35 Lammermoor Dr	42 Bassett Rd (2nd)	8 Birdwood Cres
134A Gowing Dr	1 Waimarie	129A Abbotts Way (2nd)	16 Kaimata	2 Rota Place	27 Pukeora Ave (3rd)	8 Dromorne Rd	35 Manawa Rd	42 Ronaki Rd	8 Dromorne Rd
130 St Stephens Ave	1 Waitoa	129A Selwyn Ave	16 Kitiirawa Rd	2/11B Kitiirawa	27 Upland Rd	8 Entrican Ave	35 Omahu Rd	42A Benson Rd	8 Entrican Ave
7-59 Victoria Ave	1 Woodley Ave	129A Selwyn Ave (2nd)	16 Kitiirawa Rd (2nd)	2/28 Combes Rd	27 Upland Rd (2nd)	8 Kaimata St	35 Omahu Rd (2nd)	42A Benson Rd (3rd)	8 Kaimata St
				2/46 Sylvia Rd			35 Pukeora	43 Argyle St	
							35 Ranui Rd	43 Portland Rd	



**PETER, LISA
& MYLES**

REAL ESTATE | **BY DESIGN**

After 30 years and now over \$15 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





up

Let's catch up
for coffee and
a chat

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