

31 WILSON STREET
HAWERA

SMITH+
BISHOP



What more could you want?

31 WILSON STREET

HAWERA

 4  2  2  270 m²  1012 m²

If you are searching for a property right in the heart of town that has all the conveniences of a townhouse but offers the king size comfort of a family home, look no further. The extremely functional floorplan represents four great size bedrooms, master with cleverly designed ensuite also servicing an adjoining bedroom, large family bathroom, and separate toilet and laundry. The spacious kitchen oozes open plan space, family gatherings, master chef and is the 'hub' of this great home. In need of a little privacy? Close off the adjoining separate lounge and enjoy the freestanding gas log burner. Take the indoors 'out' with a sheltered undercover patio accessible from all living areas. Fantastic heating options include heatpump, gas heating and Drymatic ventilation system. Conveniences of Infinity hot water and attic storage in the internal auto double garage. This prime location offers not only room for the pets, children or grandchildren, but space to create a gardeners paradise. If you need wheelchair access, the ability to walk to town, supermarket, parks and schools or just want a quality build that feels like home, I invite you to come and experience for yourself.



PROPERTY INFORMATION

LEGAL

Legal Description: LOT 20 DP 25 TN151/224
 Council Rates: \$3533.01
 Rateable Value: \$760,000
 Floor Area: 270 m²
 Land Area: 1012 m²

PROPERTY FREEHOLD

Built In: 1996
 Bedrooms: 4
 Bathrooms: 2
 Lounges: 2
 Roofing: Tile
 Heating/Cooling:
 Gas log burner, gas heater x 2, heatpump,
 Drymatic ventilation system
 Hot Water:
 Infinity Gas (approximately 2 years old)
 Insulation: Ceiling
 Glazing:
 Aluminium joinery (ranchslider in dining double
 glazed only)

* All information are correct at the time of publication.

REPORTS & INFORMATION

LIM and Council File: Council file available
 Title Available: YES
 Water & Sewage: Town supply

CHATELS

Blinds, drapes, ceiling fan, water filter, waste disposal, heated towel rail x 2, fixed floor coverings, clothesline x 2, wall oven, electric & gas hobs, Induction cooktop (portable), rangehood, smoke detectors, TV brackets, dishwasher, alarm system

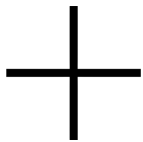
ALISON SMITH

0272067479
 alison@smithbishop.co.nz

SMITHBISHOP.CO.NZ







TITLE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **TN151/224**

Land Registration District **Taranaki**

Date Issued 04 February 1944

Prior References

TN25/236

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 20 Deposited Plan 25

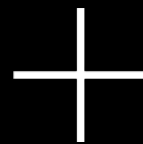
Registered Owners

Nancy Faye Harrop as to a 1/2 share
Nancy Faye Harrop as to a 1/2 share as Administrator

Interests

11779677.2 Mortgage to TSB Bank Limited - 26.6.2020 at 10:56 am

SMITH + BISHOP



CONNECTING PEOPLE + PROPERTY

We are Smith + Bishop. Founded in 2023, Smith + Bishop is an innovative boutique real estate agency based in South Taranaki, with agents Alison Smith and Khali Bishop.

We deliver something that only a boutique agency can offer – that personal local touch and the attention to detail that you deserve!

With years of experience, unparalleled real estate, and local market knowledge between us, our expertise lay in our ability to offer an alternative to local real estate, with quality service and a passion to forge long-lasting relationships with our clients based on trust and integrity.

We live, sleep and breathe real estate.

We understand that the most valuable aspect of the buying and selling process is in fact – you. That's why we've built our agency around getting to know you, your wants, and your needs so that we can focus on what matters most to you.

We are distinct, refined + innovative. We strive to deliver a bespoke service that sets us apart, offering a modern, polished and innovative approach to real estate. Like any industry, technology continues to evolve. We want to offer you the smartest technology, marketing solutions, and innovative strategies we have access to.

We pride ourselves on our standards and our professionalism. And, we can't wait to work with you!

DISTINCT + REFINED + INNOVATIVE



ALISON SMITH

Sales Consultant
0272067479
alison@smithbishop.co.nz

The 'Smith' of Smith + Bishop – Alison Smith is a lifelong South Taranaki local, mother, friend, and lover of all things property.

"Growing up under the gorgeous Mount Taranaki, I've always loved to call this my home, and enjoy meeting new faces and welcoming them to our beautiful region."

With a passion for property and meeting new people, Alison is a natural when it comes to real estate. Thriving off forging connections, facilitating people's needs, and finding them the perfect solution in their property journey, Alison's real estate career has had some incredible moments.

From helping young adults into their first home to guiding and transitioning some very special clients into Rest Homes. Alison enjoys becoming a part of these journeys.

"I love being a part of the local community and service is at the heart of everything I do in real estate. I support local schools and businesses working towards a great future, building relationships that go beyond the closing of a deal."

Hard work and dedication has seen Alison achieve multiple awards over the years in real estate, with an eye for detail, creative thinking, and problem-solving – she prides herself on delivering a service like no other.

"Professionally, I am an extremely goal-orientated person, very structured, and always strive for perfection in everything I do. And, personally, well, I love people! I want to get to know you and your family because to me, you are more than a client."

SMITH+
BISHOP