

29 BEDFORD STREET
ELTHAM

SMITH+
BISHOP



Once upon a time

29 BEDFORD STREET

ELTHAM

 3  1  2  130 m²  443 m²

You can't help but feel the warmth, love and heart this 130 sqm cutsie radiates as you enter from the front verandah. Traditional polished floors and brand new double glazing throughout but strategically retaining the front bedroom windows to capture the period of this home from the road. Three double bedrooms, convenience of one at the rear of the home. Lovely wide hallway flows into the separate living area offering gas heating. Open plan private kitchen/dining with heatpump offers inviting access through the French doors to outdoor entertaining area and easycare gardens with raised garden beds. Functional kitchen with movable pantry, good cupboard space, electric hobs/oven, dishwasher and rangehood. The renovated bathroom includes bath, shower, vanity and heated towel rail. Conveniently positioned at the rear of the home is the separate laundry and toilet. The home has meticulously been repainted internally and externally over the past few years, Infinity hot water and great insulation where possible. Enjoy the quaint rear yard, entertain your family and friends in this fully fenced secure spot. To compliment this well presented home is the free standing double automatic garaging. Room for two cars, home gym and bench space. So easy to love and a home just made to make memories in! Once upon a time



PROPERTY INFORMATION

LEGAL

Legal Description: LOT 2 DP 4488 TN120/217
Council Rates: \$2819.32
Rateable Value: \$300,000
Floor Area: 130 m²
Land Area: 443 m²

PROPERTY FREEHOLD

Built In: 1910-1919
Bedrooms: 3
Bathrooms: 1
Lounges: 1
Roofing: Iron
Heating/Cooling:
1 x Heatpump with remote, 2 x gas heaters
Hot Water: Infinity Gas
Insulation:
Ceiling and partial underfloor (where accessible)
Glazing:
Aluminium Double Glazing except for front two windows

REPORTS & INFORMATION

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

CHATELS

Drapes, blinds, 2 x clotheslines, water filter, 2 x freestanding wardrobes, 2 x smoke detectors, rangehood, light fittings, Infinity hot water, Heatpump + 1 x remote, heated towel rail x 1, dishwasher, auto garage door opener and 3 x remotes, electric oven (note: grill does not work), 2 x gas heaters

ALISON SMITH

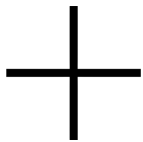
0272067479
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* All information are correct at the time of publication.

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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 **TN120/217**

Land Registration District **Taranaki**

Date Issued 07 October 1929

Prior References

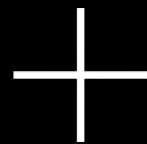
TN40/20

Estate	Fee Simple
Area	443 square metres more or less
Legal Description	Allotment 2 Deposited Plan 4488
Registered Owners	Sara Kathryn Griffiths and Holly Leahanne Smith

Interests

9322940.3 Mortgage to ASB Bank Limited - 1.3.2013 at 3:41 pm

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."

POWERED BY



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