

**131 WAIHI ROAD**  
HAWERA

SMITH+  
BISHOP



# INVEST or START

## 131 WAIHI ROAD

HAWERA

 3  1  2  90 m<sup>2</sup>  642 m<sup>2</sup>

The choice is yours! Whether you're looking for an investment or for your first home this property is a sure fire winner. Built in 1963, solid in construction this weatherboard home is only on to its second owner! Been loved and appreciated its whole life, the current owners have put the hard yards in making this home the modern, well presented home that is on offer here. Fully renovated you can simply move in and enjoy. Modern kitchen flows through to dining and semi separate lounge, all north facing and oozing sunlight throughout the day. All three bedrooms are of a double size. Renovated bathroom with bath and shower. Separate toilet with separate laundry. Near new roof, freshly painted exterior, partially double glazed and a super spacious double garage with workshop space and pit. Fully fenced and easy care grounds, this property really is a winner!



# PROPERTY INFORMATION

## LEGAL

Legal Description: LOT 6 DP 9069 TNA1/762  
Council Rates: \$2989.98  
Rateable Value: \$410,000  
Floor Area: 90 m<sup>2</sup>  
Land Area: 642 m<sup>2</sup>

## REPORTS & INFORMATION

LIM and Council File: Council File  
Title Available: Yes  
Neighbourhood  
School Zoning: -  
Water & Sewage: Town Supply

## PROPERTY FREEHOLD

Built In: 1963  
Bedrooms: 3  
Bathrooms: 1  
Lounges: 1  
Roofing: Iron  
Heating/Cooling: Log fire  
Hot Water: Gas Infinity  
Insulation:  
Ceiling + Underfloor + External Walls  
Glazing:  
Aluminum, Timber & Double Glazed

## CHATELS

Drapes, Blinds, Log fire, Clothesline, Dishwasher, Wall oven, Gas cooktop, Extractor fan, Infinity hot water unit, Heat transfer, Rangehood, Smoke alarm, TV brackets, Waste disposal

**KHALI BISHOP**

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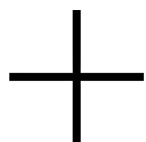
SMITHBISHOP.CO.NZ

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









# TITLE



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** TNA1/762  
**Land Registration District** Taranaki  
**Date Issued** 17 May 1963

**Prior References**  
TNA1/506

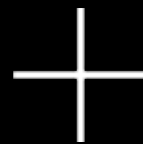
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**Estate** Fee Simple  
**Area** 642 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 9069

**Registered Owners**  
Tai Thomas Collins and Brooke Marie Dakin

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**Interests**  
11014932.2 Mortgage to ASB Bank Limited - 11.5.2018 at 11:00 am



## 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



### KHALI BISHOP

Owner and Sales Consultant  
0277593398  
khali@smithbishop.co.nz

The 'Bishop' of Smith + Bishop – Khali Bishop is a Taranaki born and raised local, friend, and lover of creative problem solving when it comes to property and real estate.

Organisation, dedication, empathy — these are the core values that drive Khali. With her relaxed nature, she keeps cool, calm and collected during what can be one of the most stressful times of your life. But, don't let that fool you, her drive and diligence is what gets her the results, always.

Khali works best when working with you.

"I love meeting new people and having a yarn with them! I've made some good friends through this industry and love forming connections with people that extend further than just real estate"

Upfront, honest and confident in her ability, Khali delivers what she promises. It's these qualities that have seen her win numerous awards in the industry. With a strong attention to detail, Khali focuses on utilising first-class and innovative marketing to sell your home.

"Marketing your home requires a balance of creativity and determination to achieve your goal. I use my natural sales ability and industry experience to ensure you get the result you desire"

SMITH+  
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