

16 GRAHAM STREET
ELTHAM

SMITH+
BISHOP



Starting out or slowing down!

16 GRAHAM STREET

ELTHAM

 3  1  2  130 m²  615 m²

The second owners of this much loved 1950's classic are on the move. Solid weatherboard, three bedrooms and option of open plan kitchen/dining/living. Open your indoor living space to the cleverly designed covered rear deck, the perfect all weather spot to relax day or night. Alternatively utilise the front deck while admiring the 615 sqm colourful landscaped section. On offer not only a double carport but a handy rear workshop with an additional hobby room, office or extra bedroom. Enjoy the 4 year old coloursteel roof, your own street light feature in your garden, outdoor power point with RCD and the security of a fully fenced section. This is a home you will love for years to come. 16 Graham Street, Eltham, a home with solid bones. Whether you are looking for your first home or your forever home, you need to inspect.



PROPERTY INFORMATION

LEGAL

Legal Description: LOT 7 DP3012 TN202/35
Council Rates: \$2858.12
Rateable Value: \$325,000
Floor Area: 130 m²
Land Area: 615 m²

PROPERTY FREEHOLD

Built In: 1957
Bedrooms: 3
Bathrooms: 1
Lounges: 1
Roofing:
Coloursteel approx 4 years old
Heating/Cooling: Heatpump x 1
Hot Water: Electric hot water
Insulation: Ceiling when re-roofed
Glazing: Timber with 1 x aluminium

REPORTS & INFORMATION

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

CHATELS

Stove, drapes, blinds, clothesline, fixed floor coverings, light fittings, smoke detectors, extractor fan in kitchen, sensor lights

ALISON SMITH

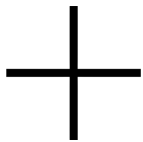
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* All information are correct at the time of publication.

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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 **TN202/35**

Land Registration District **Taranaki**

Date Issued 01 July 1955

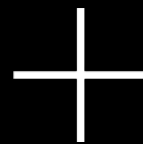
Prior References

TN145/135

Estate	Fee Simple
Area	615 square metres more or less
Legal Description	Lot 7 Deposited Plan 3012
Registered Owners	Dennis Ralph Jones and Susan Kiki Kidd

Interests

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

Owner and 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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