

137A LOWER TAUMAHA ROAD SMITH+
MANUTAHİ BISHOP



Opportunity knocks but once!

137A LOWER TAUMAHA ROAD MANUTAHĪ

 4  1  10  212 m²  4559 m²

Are you considering escaping to the countryside, and is it time to finally purchase your private retreat from town life! My Vendors have poured the past couple of years restoring this grand 1880's beauty and here is your opportunity to capitalise on their passion. The entire home has had walls and ceilings re-gibbed, insulation in all exterior walls, a 1 yr old Hawera Kitchen installed with scullery, brand new bathroom, new floor coverings throughout and internal paint to name some of the reno! Impressive open plan floorplan captures elevated sea views from the kitchen or open the external French doors to frame our beautiful mountain. Four bedrooms in total plus option to complete an ensuite, nursery or office off the master. To complete this impressive property, relax in the private spa as the sunsets on the rural vista or utilise the extensive amount of powered sheds included on site. Four post hoist, 3 phase power, the 'she shed' and even 100m of new weatherboards to complete the exterior work! With a 18 month new roof on the house, comforts of a woodburner, space, privacy, sheds and grandstand views of the surroundings, opportunity knocks but once!

DEADLINE SALE Friday March 10th 2023 4pm (if not sold prior)



Boundary indicative only.

PROPERTY INFORMATION

LEGAL

Legal Description:

LOT 1 DP 487545 CT 697735

Council Rates: \$2081.63

Rateable Value: \$840,000

Floor Area: 212 m²

Land Area: 4559 m²

REPORTS & INFORMATION

LIM and Council File: Council File available

Title Available: YES

Water & Sewage:

Septic tank & tank water. Vendors have had a gentleman's agreement to access neighbouring property bore water with tap if required

PROPERTY FREEHOLD

Built In: 1880

Bedrooms: 4

Bathrooms: 1

Lounges: 2

Roofing:

Long run new 18 months ago

Heating/Cooling: Woodburner

Hot Water: Infinity (bottled)

Insulation:

Ceiling and Insulfluff blown into all exterior walls

Glazing: Timber

CHATELS

Dishdraw x 1, dishwasher x 1, blinds, drapes, woodburner + wood, spa pool (as is) 2 yrs old, ceiling fan, 100m of new weatherboard in garage, garage benches & cupboards, electric oven, gas cooktop, fixed floor coverings, light fittings, clothesline, extractor fan x 1, rangehood, refrigerator, TV brackets

ALISON SMITH

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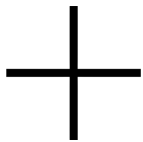
* All information are correct at the time of publication.

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Boundary indicative only



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 697735
Land Registration District Taranaki
Date Issued 26 August 2015

Prior References
TN119/145

Estate Fee Simple
Area 4559 square metres more or less
Legal Description Lot 1 Deposited Plan 487545

Registered Owners
Mark Andrew Harris as to a 1/2 share
Tracy Lee Harris as to a 1/2 share

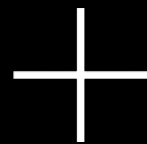
Interests

Subject to a right of way over part marked A on DP 487545 created by Easement Instrument 10137267.2 - 26.8.2015 at 9:28 am

Appurtenant hereto is a right to convey telecommunications, electricity and water created by Easement Instrument 10137267.2 - 26.8.2015 at 9:28 am

The easements created by Easement Instrument 10137267.2 are subject to Section 243 (a) Resource Management Act 1991 12484038.1 Mortgage to Kiwibank Limited - 17.6.2022 at 11:07 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

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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