

**24A MANAWAPOU ROAD**  
HAWERA

SMITH+  
BISHOP



# The appeal starts at the street ...

## 24A MANAWAPOU ROAD

### HAWERA

 3  2  2  233 m<sup>2</sup>  1986 m<sup>2</sup>

This hidden 'pot of gold' is located in one of Hawera's most desirable areas, a brick and tile 2005 233sqm family home that offers a large section size to match! The functional floorplan offers three bedrooms, two bathrooms, and the rear tiled conservatory is a fantastic addition to living space with stacker doors allowing indoor/outdoor flow. Additional features of this quality build include HRV, quality drapes and roman blinds, large heatpump and gas log burner and Infinity hot water. Whether you are looking for a wonderful family home, coming off farm or just in need of a quiet place to nestle in and enjoy a safe, secure spot, this location is key! The 'pot of gold'... the delightful 1987sqm section. A garden to make you smile, full of colour, shadehouse, garden shed, fruit trees, vege spot and privacy of large boundary hedging. Surrounded by quality builds, this is a rare opportunity to secure a property in such a desirable location.



# PROPERTY INFORMATION

## LEGAL

Legal Description:

LOT 2 DP 354172 CT 221323

Council Rates: \$3548.53

Rateable Value: \$770,000

Floor Area: 233 m<sup>2</sup>

Land Area: 1986 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: 2005

Bedrooms: 3

Bathrooms: 2

Lounges: 1

Roofing:

Decramastic Tile (25yr guarantee)

Heating/Cooling:

Heatpump x 1, gas log burner, HRV

Hot Water: Infinity Gas

Insulation: Ceiling

Glazing: Aluminium joinery

## REPORTS & INFORMATION

LIM and Council File: Council file available

Title Available: YES

Water & Sewage: Town supply

## CHATTELS

Auto garage door + 2 x remotes, fixed floor coverings, light fittings, dishdrawers, double wall oven, electric hobs, rangehood, shadehouse, garden shed, heated towel rails x 2, TV bracket, water filter (as is), waste disposal, clothesline, alarm system with smoke alarms hooked in

**ALISON SMITH**

0272067479

alison@smithbishop.co.nz

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

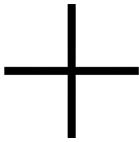
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**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **221323**  
**Land Registration District** **Taranaki**  
**Date Issued** 21 December 2005

**Prior References**

139562 139565

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**Estate** Fee Simple  
**Area** 1987 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 354172

**Registered Owners**

Graeme Alan Philpott as to a 1/2 share  
Kay Patricia Philpott as to a 1/2 share

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**Interests**

Subject to rights to convey water over part marked B on DP 354172 specified in Easement Certificate 411522.2 - 14.6.1994 at 11.12 am

Land Covenants in Transfer 429291 - 8.2.1996 at 11.55 am

Subject to a right (in gross) to convey electricity over part marked M on DP 354172 in favour of Powerco Limited created by Easement Instrument 6298991.4 - 3.2.2005 at 9:00 am

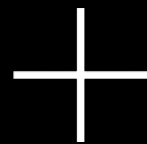
The easements created by Easement Instrument 6298991.4 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 6298991.5 - 3.2.2005 at 9:00 am

Appurtenant hereto is a right of way and rights to drain sewage, convey water, convey electricity, convey gas, convey telecommunications and computer media created by Easement Instrument 6699995.5 - 21.12.2005 at 9:00 am

Subject to a right of way over parts marked L and M and rights to drain sewage, convey water, convey electricity, convey gas, convey telecommunications and computer media over part marked M on DP 354172 created by Easement Instrument 6699995.5 - 21.12.2005 at 9:00 am

The easements created by Easement Instrument 6699995.5 are subject to Section 243 (a) Resource Management Act 1991

# 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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