

6 CLIMIE CRESCENT
HAWERA

SMITH+
BISHOP



Light, Bright + Brick

6 CLIMIE CRESCENT

HAWERA

 3  1  1  170 m²  642 m²

Tucked away down a quiet cul de sac and privately hidden from the street, this brick beauty is ready and waiting for its next owners to move in!

Offering a light and bright ambience throughout this 1971 built home has 3 bedrooms, tidy bathroom with separate toilet, large storage space and single garage with covered access. Modern kitchen is open with dining area, flowing easily to an undercover outdoor patio and through to the separate lounge.

The section is secure and fully fenced making it a great spot for kids & pets along with being easy to care for.

This property isn't just a drive by, make sure you view to appreciate just what it has to offer!



PROPERTY INFORMATION

LEGAL

Legal Description: LOT 5 DP 9206 TNA3/606
Council Rates: \$3207.20
Rateable Value: \$550,000
Floor Area: 170 m²
Land Area: 642 m²

REPORTS & INFORMATION

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

PROPERTY FREEHOLD

Built In: 1971
Bedrooms: 3
Bathrooms: 1
Lounges: 1
Roofing: Tile
Heating/Cooling: Heat pump + Log fire
Hot Water: Electric Cylinder
Insulation: -
Glazing: Timber + Aluminum joinery

CHATELS

Clothesline, Dishwasher, Electric hob, Wall oven,
Fixed floor coverings, Heat pump, Light fittings,
Rangehood, Blinds, Drapes, Log fire

KHALI BISHOP

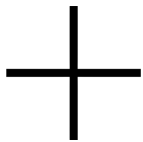
0277593398
khali@smithbishop.co.nz

* All information are correct at the time of publication.

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TITLE



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



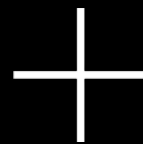

R.W. Muir
Registrar-General
of Land

Identifier **TNA3/606**
Land Registration District **Taranaki**
Date Issued 16 June 1966

Prior References
TNA2/988

Estate Fee Simple
Area 642 square metres more or less
Legal Description Lot 5 Deposited Plan 9206
Registered Owners
Kyrán Te Kahui Raymond Ngatai

Interests
140129 Special Order imposing Building Line Restriction
11978897.3 Mortgage to Bank of New Zealand - 22.1.2021 at 3:25 pm



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+
BISHOP