





**49 EGMONT STREET**  
HAWERA

SMITH+  
BISHOP



# First home buyers be 1st to view!

## 49 EGMONT STREET HAWERA

 3  1  134 m<sup>2</sup>  981 m<sup>2</sup>

Prime location, ample living space and captivating character make this property a rare find. 49 Egmont Street is sure to please buyers entering the market at an affordable level, investors or developers. This 134 sqm floorplan boasts traditional features with lovely high ceilings, a separate lounge and cottage style kitchen with space for the dining table. Three good size bedrooms, with one bedroom offering option of an adjacent sunroom, office or nursery. Bonus of new heatpump, 4 yr old roof, two toilets and a sunny front porch to catch the morning sun. This home has been painted and wallpapered throughout with the opportunity to add further value. The 981 sqm section is a blank canvas just oozing potential with plenty of off street parking. This solid weatherboard home is the ideal starter located in a perfect central location. Open the red door to a home full of heart.



# PROPERTY INFORMATION

## LEGAL

Legal Description: LOT 2 DP 8433 TN244/78  
Council Rates: \$2927.92  
Rateable Value: \$370,000  
Floor Area: 134 m<sup>2</sup>  
Land Area: 981 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: Pre 1920's  
Bedrooms: 3  
Bathrooms: 1  
Lounges: 1  
Roofing:  
Longrun roof approx 4 years old  
Heating/Cooling: Heatpump x 1 with remote  
Hot Water: Electric hot water  
Insulation: Ceiling  
Glazing: Timber

## REPORTS & INFORMATION

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

## CHATELS

Drapes, nets, portable towel rail x 1, electric oven, clothesline, fixed floor coverings, garden shed x 1, light fittings

**ALISON SMITH**

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alison@smithbishop.co.nz

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

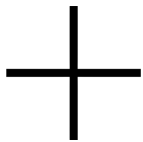
SMITHBISHOP.CO.NZ











# 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** **TN244/78**  
**Land Registration District** **Taranaki**  
**Date Issued** 11 November 1959

**Prior References**  
TN67/175

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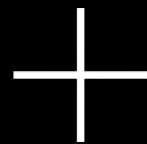
**Estate** Fee Simple  
**Area** 981 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 8433  
**Registered Owners**  
GSK Properties Limited

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**Interests**  
9336818.2 Mortgage to Mortgage Holding Trust Company Limited - 22.3.2013 at 3:36 pm



# 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."

SMITH+  
BISHOP