

1397 MEREMERE ROAD
HAWERA

SMITH+
BISHOP



The Complete Lifestyle Package

1397 MEREMERE ROAD

HAWERA

 4  2  6  201 m²  3651 m²

Perched upon a peninsular with an outlook that will simply take your breath away, over the Tangahoe Valley and right through to the Mountain this is a property that is well deserving of your attention.

With so much on offer this 1967 built home is split over three levels, maximizing a spacious floor plan to make it the perfect family home. On the upper level are three double bedrooms and a family bathroom. All bedrooms have ample wardrobe storage space. At ground level is the master bedroom with ensuite, third toilet, laundry room and the hub of the home - spacious open plan kitchen dining and living area. Light, bright and sun filled throughout it is complete with cosy log fire and double glazed throughout. The seamless indoor outdoor flow makes entertaining and family time an absolute delight. Deck areas lead off to the bbq area with a pizza oven. Easy steps down to the double internally assessed garage with office/rumpus space makes up the third level.

The 'man cave' is an amazing feature of this property - it is set over a 177sqm (approx) floor area, a dream space for most kiwi blokes. A wide open space that will be able to be utilized in many different ways. Additional workshop and wood shed space is at the front of the property. The 3651sqm section has been well maintained making it easy to care for. A tennis court, a veggie patch, chicken coop and even space to create your own orchard or have sheep. Located just moments from the 'Meremere Track' - you have an adventure playground on your doorstep. Country living at its finest, being a part of a kind hearted community, rarely do properties like this come to the market. Be prepared to fall in love and love coming home!



PROPERTY INFORMATION

LEGAL

Legal Description:
LOT 1 DP 419351 CT 474104
Council Rates: \$1600.66
Rateable Value: \$530,000
Floor Area: 201 m²
Land Area: 3651 m²

PROPERTY FREEHOLD

Built In: 1967
Bedrooms: 4
Bathrooms: 2
Roofing: Tile
Heating/Cooling: Log fire
Hot Water: Electric Cylinder
Insulation: Ceiling + Underfloor
Glazing: Double glazed

REPORTS & INFORMATION

LIM and Council File: Council File available
Title Available: Yes
Neighbourhood
School Zoning: School bus available
Water & Sewage: Tank water & Septic tank

CHATELS

Auto garage door opener & 1x remote,
Clothesline, Dishwasher, Stove, Fixed floor
coverings, Heated towel rail x3, Light fittings,
Rangehood, HRV system x2, Log fire, Pizza
oven, Blinds, Curtains, Drapes, Water filter,
Chook house, Tennis court net

KHALI BISHOP

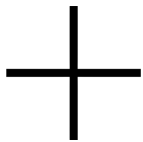
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* All information are correct at the time of publication.







TITLE



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




R.W. Muir
Registrar-General
of Land

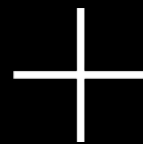
Identifier 474104
Land Registration District Taranaki
Date Issued 30 September 2009

Prior References
TNH3/646

Estate Fee Simple
Area 3651 square metres more or less
Legal Description Lot 1 Deposited Plan 419351

Registered Owners
Arnold James Landers and Jennifer Anne Landers

Interests
Land Covenant in Easement Instrument 8302538.2 - 30.9.2009 at 12:11 pm
8314721.3 Mortgage to Westpac New Zealand Limited - 16.10.2009 at 1:37 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
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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"

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