

**21 DIVES AVENUE**  
HAWERA

SMITH+  
BISHOP



# The charm, the space, the location

**21 DIVES AVENUE**

**HAWERA**

 3  1  3  170 m<sup>2</sup>  1214 m<sup>2</sup>

Traditional of its era with solid bones and classic 1920's charm. Roadside presence is hard to ignore and local character lovers would have undoubtedly admired this home over the years. Well known for spacious living, the story begins in the entranceway, flow through to the large separate living where the eye catching stonework open fireplace is undeniably a huge feature of this room along with the lovingly restored woodwork. Additional separate dining through to the renovated functional kitchen. Access the outdoor fire and purpose built macrocarpa slab to entertain your friends and family. Three good size bedrooms with extra large master, feature window and positioned for morning sun. Lovely renovated family bathroom, handy office in hallway and bonus of two toilets. Complimented by some great chattels ... Infinity, Moisture Master, heatpump and quality drapes, top and bottom insulation, rewired and exterior repaint 2021. This fully fenced 1214 sqm section offers a secure space for both children and pets. Minimalistic gardens with some mature trees, great concrete pad for off street parking and complimented with an automatic double garage, automatic single garage, wood and storage sheds! The charm, the space, the section, the location.



# PROPERTY INFORMATION

## LEGAL

Legal Description:

LOT 1 DP 10276 CT TNC3/283

Council Rates: \$3222.70

Rateable Value: \$560,000

Floor Area: 170 m<sup>2</sup>

Land Area: 1214 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: 1920-29

Bedrooms: 3

Bathrooms: 1

Lounges: 1

Roofing: Decramastic tile

Heating/Cooling:

Open fireplace, heatpump + 1 x eco panel heater

Hot Water: Infinity Gas

Insulation:

Top and bottom approx 2015

Glazing:

Aluminium (2 x windows double glazed), timber

## REPORTS & INFORMATION

LIM and Council File: Council file available

Title Available: On request

Water & Sewage: Town supply

## CHATELS

Auto garage door opener x 2 + 3 x remotes, dishwasher, stove, extractor fan, fixed floor coverings, garden shed x 2, heater towel rail x 1, heat pump + 1 x remote, Infinity hot water system, light fittings, security system (unmonitored), smoke detectors x 4 (wired into alarm system), TV brackets, waste disposal, moisture master, water filter, drapes, blinds, eco panel heater x 1, wall unit in main lounge, clothes hanger in lounge, outdoor fire, outdoor Macrocarpa slab

**ALISON SMITH**

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

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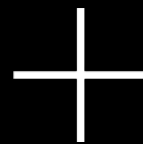








# SMITH + BISHOP



## 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."

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