

**18 EGMONT STREET**  
HAWERA

SMITH+  
BISHOP



# 52 years!!

## 18 EGMONT STREET

### HAWERA

 3  1  2  145 m<sup>2</sup>  1156 m<sup>2</sup>

Step into a time capsule of elegance and nostalgia with this captivating home that has held the cherished memories of its vendor for an impressive 52 years! Dating back to the 1930's, this graceful residence exudes an ambience that transports you to a bygone era, offering a level of style and charm rarely found in modern home. Prepare to be enchanted by its traditional Art Deco vibe, adorned with ornate plaster ceilings and showcasing exquisite craftsmanship of Rimu woodwork throughout. A classic layout including the separate dining and living along with three generous size bedrooms, Infinity hot water always a bonus as is the two toilets! The exterior showcases the simple clean lines of the era and sits proud on this 1156 sqm centrally located address. Beyond the main dwelling the property boasts additional features that are sure to impress. A separate double garage provides ample space for parking and storage, while workshop offers a creative haven for DIY enthusiasts or those seeking a space for their hobbies. The bird aviary could add a touch of nature's melody to the surroundings while the glasshouse invites you to indulge your green thumb. The location is sought after, the build is unique and the opportunities are endless! Embrace the chance to create your own treasured memories in this remarkable and timeless home.



# PROPERTY INFORMATION

## LEGAL

Legal Description:

LOT 1 DP 375783 CT304797

Council Rates: \$2889.14

Rateable Value: \$345,000

Floor Area: 145 m<sup>2</sup>

Land Area: 1156 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: 1937

Bedrooms: 3

Bathrooms: 1

Lounges: 1

Roofing: Iron

Heating/Cooling: Gas heating

Hot Water: Infinity Gas

Insulation: Top & bottom (older)

Glazing: Aluminium joinery

## REPORTS & INFORMATION

LIM and Council File: Council File available

Title Available: YES

Water & Sewage: Town supply

## CHATELS

Gas heater in lounge, portable gas heater in dining, Drymatic (as is), security system (as is), water filter, electric stove, fixed floor coverings, clothesline, bathroom extractor fan, garden shed, glasshouse, light fittings, Infinity system

**ALISON SMITH**

0272067479

alison@smithbishop.co.nz

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

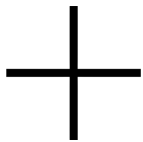
SMITHBISHOP.CO.NZ











# 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** **304797**  
**Land Registration District** **Taranaki**  
**Date Issued** 21 April 2010

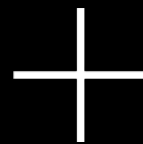
**Prior References**  
TN143/30

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**Estate** Fee Simple  
**Area** 1156 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 375783  
**Registered Owners**  
Diana Mary Cox

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**Interests**



## 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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BISHOP