

51 CAMPBELL STREET
HAWERA

SMITH+
BISHOP



Wee 'gem' in waiting!

51 CAMPBELL STREET

HAWERA

 3  1  1  92 m²  471 m²

This solid 1920's build offers a functional compact 92 sqm floorplan and presents a definite 'cuteness' from the road. Open plan kitchen/dining through to good size living at the front of the home. Heatpump installed 2018 along with new gas hot water cylinder 2022. Three bedrooms, separate bathroom and laundry facilities ... this is your opportunity to profit. Officially subdivided, this tidy, low maintenance 471 sqm section offers easycare gardens or the ability to add your touch. Unleash your imagination, bring your energy, and embrace the unique rounded wall feature that adds character to this affordable gem brimming with potential. Consider giving it a cosmetic facelift to truly make it your own. Conveniently situated close to the popular Tawhiti School and on a no exit street, this property offers exceptional value for your investment.



PROPERTY INFORMATION

LEGAL

Legal Description:
LOT 2 DP 586023 CT 1107004
Council Rates: \$2912.40
Rateable Value: \$315,000
Floor Area: 92 m²
Land Area: 471 m²

PROPERTY FREEHOLD

Built In: 1920
Bedrooms: 3
Bathrooms: 1
Lounges: 1
Roofing: Iron
Heating/Cooling: New Heatpump 2018
Hot Water: New Gas Cylinder 2022
Insulation:
Ceiling Insulation 2016 exempt underfloor
Glazing: Aluminium and Timber

REPORTS & INFORMATION

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

CHATELS

Drapes, blinds, net curtains, clothesline, electric stove, heatpump + 1 x remote, extractor fan in bathroom, garden shed, light fittings, smoke detector x 1, fixed floor coverings

ALISON SMITH

0272067479
alison@smithbishop.co.nz

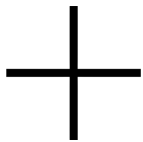
* All information are correct at the time of publication.

SMITHBISHOP.CO.NZ



51





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

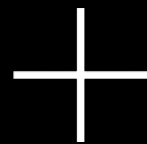
Identifier 1107004
Land Registration District Taranaki
Date Issued 09 February 2023

Prior References
TN95/136

Estate Fee Simple
Area 471 square metres more or less
Legal Description Lot 2 Deposited Plan 586023
Registered Owners
Christopher Paul Kissick and Jennifer Anne Kissick

Interests
447321.3 Mortgage to The National Bank of New Zealand Limited - 13.1.1998 at 9:46 am
Appurtenant hereto is a right to convey electricity, gas and telecommunications created by Easement Instrument
12657898.4 - 9.2.2023 at 2:14 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."

POWERED BY



Licensed REAA 2008

SMITHBISHOP.CO.NZ

SMITH+
BISHOP