

5A CLEMOW ROAD
FITZROY

SMITH+
BISHOP



Location + location + location

5A CLEMOW ROAD

FITZROY

 2  1  1  120 m²

Prepare to be enchanted by the epitome of a desirable lifestyle! The phrase “close to all amenities” barely scratches the surface of this opportunity to purchase such a desirable townhouse in this location. Imagine owning a townhouse in the heart of Fitzroy Village! Such a vibrant and buzzing seaside suburb that exudes vibrancy and energy. The Main street offers a diverse range of retailers, some incredible coffee spots and the beaches and surfing vibe is hard to beat in Summer. Minutes walk down to access the award-winning Coastal Walkway ... the 13.2km path that forms an expansive sea-edge promenade stretching from Pioneer Park at Port Taranaki all the way to the eastern side of Bell Block Beach. This perfectly positioned stand alone two bedroom 1980's brick and tile townhouse oozes easy living and lifestyle. While retaining many original features, it's an opportunity too good to miss. Retirees, executive couples or the 'home away from home'. Open plan living, separate bathroom facilities, internal single auto garage and even off street parking. A quaint outdoor entertaining area to enjoy the private front yard, room for a few veges and even a garden shed. Whatever stage of life you maybe in, surround yourself in a great neighbourhood and a location that really is too good to miss!



PROPERTY INFORMATION

LEGAL

Legal Description:

CT TNG2/435 Flat 1 Deposited Plan 13968 and
Garage 1 Deposited Plan 13968 having 1/2 share
interest in 809 square meters more or less being
Lot 13 Deposited Plan 535.

Council Rates: \$3557.28
Rateable Value: \$580,000
Floor Area: 120 m²

PROPERTY FREEHOLD

Built In: 1982
Bedrooms: 2
Bathrooms: 1
Lounges: 1
Roofing: Decramastic tile
Heating/Cooling: Heatpump
Hot Water: Electric
Insulation: Unknown
Glazing: Aluminium joinery

REPORTS & INFORMATION

LIM and Council File: Council File available

Title Available: YES
Water & Sewage: Town supply

CHATELS

1 x Dish Drawer, extractor fan in kitchen, drapes,
sunblinds, blinds, auto garage door opener and 1
x remote, clothesline, electric stove, fixed floor
coverings, garden shed x 1, light fittings,
heatpump + 1 x remote

KHALI BISHOP

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ALISON SMITH

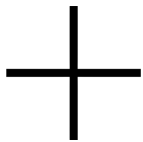
0272067479
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* All information are correct at the time of publication.

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TITLE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **TNG2/435**

Land Registration District **Taranaki**

Date Issued 25 June 1984

Prior References

TNF4/450

Estate	Fee Simple - 1/2 share
Area	809 square metres more or less
Legal Description	Lot 13 Deposited Plan 535
Registered Owners	

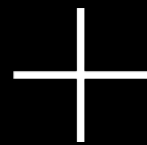
Estate	Leasehold	Instrument	L 295461.2
		Term	999 years from 29.11.1982
Legal Description	Flat 1 Deposited Plan 13968 and Garage 1 Deposited Plan 13968		
Registered Owners			

Interests

295461.1 Lease of Flat 2 and Garage 2 DP 13925 Term 999 years from 15.11.1982 Composite CT TNF4/449 issued - 8.12.1982 (Affects Fee Simple)

295461.2 Lease of Flat 1 and Garage 1 DP 13968 Term 999 years from 29.11.1982 Composite CT TNG2/435 issued (Affects Fee Simple)

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."



KHALI BISHOP

Owner and Sales Consultant
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khali@smithbishop.co.nz

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"

POWERED BY



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