

**4 IREDALE ROAD**  
HAWERA

SMITH+  
BISHOP



# Sleek + Stylish

## 4 IREDALE ROAD

HAWERA

 4  1  1  106 m<sup>2</sup>  870 m<sup>2</sup>

Experience the epitome of modern living at an affordable price in this recently renovated four-bedroom home.

With a fresh coat of paint gracing both the interior and exterior, this residence exudes a welcoming ambiance from the moment you step inside.

The hard yards have been done with a brand new kitchen, bathroom and laundry all sleek, stylish and with a touch of contemporary elegance. The spacious lounge oozes sunlight and warmth with two of the bedrooms coming off this space. Dining and kitchen open through french doors to the rear deck and section. Heat pump heating and plush new carpet will ensure warmth over the cooler months. Outside is low maintenance, near new roof on the house, a decent size section for kids to play and a single garage. Discover the perfect blend of style and functionality in this sunny, well-appointed abode.



# PROPERTY INFORMATION

## LEGAL

Legal Description: LOT 8 DP 7273 TNC3/1384  
Council Rates: \$2803.80  
Rateable Value: \$290,000  
Floor Area: 106 m<sup>2</sup>  
Land Area: 870 m<sup>2</sup>

## REPORTS & INFORMATION

LIM and Council File: Council File available  
Title Available: Yes  
Neighbourhood  
School Zoning: -  
Water & Sewage: Town services

## PROPERTY FREEHOLD

Built In: 1952  
Bedrooms: 4  
Bathrooms: 1  
Lounges: 1  
Roofing: Iron approx 5 years old  
Heating/Cooling: Heat pump  
Hot Water: Gas Infinity  
Insulation:  
Ceiling + Underfloor + External Walls  
Glazing: Timber + Aluminum joinery

## CHATELS

Clothesline, Dishwasher, Electric hob, Wall oven, Extractor fan in bathroom, Fixed floor coverings, Garden shed, Heat pump, Gas infinity unit, Light fittings, Rangehood, Smoke alarms, Ventilation system, Blinds, Panel heater

**KHALI BISHOP**

0277593398  
khali@smithbishop.co.nz

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

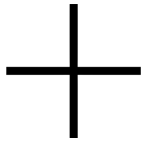
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# TITLE



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** TNC3/1384  
**Land Registration District** Taranaki  
**Date Issued** 15 June 1973

**Prior References**  
TN179/41

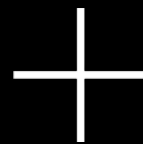
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**Estate** Fee Simple  
**Area** 870 square metres more or less  
**Legal Description** Lot 8 Deposited Plan 7273  
**Registered Owners**  
Ricky Lee Paul Muggerridge and Lauren Aimee Commerer

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**Interests**

W6978 Building Line Restriction  
W9516 Certificate under Section 26 of the Housing Act 1955 that a pipeline for the passage of sewage passes through the within land - 24.4.1958 at 1.41 pm  
11110676.3 Mortgage to TSB Bank Limited - 25.6.2018 at 9:50 am



## 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  
0277593398  
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"

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