

27 COUNTY DRIVE
HAWERA

SMITH+
BISHOP



Pairing modern design with functionality!

27 COUNTY DRIVE

HAWERA

 4  2  1  172 m²  606 m²

Discover the pinnacle of modern living with this low maintenance 2021 Manor build featuring four bedrooms, a family bathroom and spacious ensuite. Seamless open plan living on offer as sunlight bathes this home, flowing out onto an expansive wrap around deck, just perfect for relaxation or gatherings. The thoughtfully designed kitchen boasts quality finishes, complimented by a scullery. Additional property features include full insulation, Infinity hot water and well fenced for security and privacy. This home pairs modern design with functionality. What more could you need?!



PROPERTY INFORMATION

LEGAL

Legal Description:
LOT 42 DP 412125 Identifier 445017
Council Rates: \$2532.70
Rateable Value: \$590,000
Floor Area: 172 m²
Land Area: 606 m²

PROPERTY FREEHOLD

Built In: 2021
Bedrooms: 4
Bathrooms: 2
Lounges: 1
Roofing: Coloursteel
Heating/Cooling: Heatpump
Hot Water: Infinity (bottled)
Insulation: Fully insulated
Glazing: Double Glazing

REPORTS & INFORMATION

LIM and Council File: Council File available
Title Available: YES
Neighbourhood
School Zoning: Close to Turuturu School
Water & Sewage: Town water and sewage

CHATELS

Blinds, drapes, dishwasher, wall oven, Induction electric hobs, auto garage door + 2 x remotes, heated towel rails x 2, heat pump x 1 + 1 x remote, Infinity hot water (bottled), light fittings, rangehood, smoke detectors x 1, TV brackets, Smart Vent, fixed floor coverings

ALISON SMITH

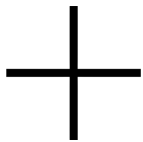
0272067479
alison@smithbishop.co.nz

* All information are correct at the time of publication.

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TITLE



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

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




R.W. Muir
Registrar-General
of Land

Identifier **445017**
Land Registration District **Taranaki**
Date Issued 24 December 2008

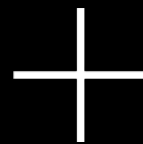
Prior References
293173

Estate Fee Simple
Area 606 square metres more or less
Legal Description Lot 42 Deposited Plan 412125
Registered Owners
Raewyn Pamela Stockman

Interests

Subject to Section 59 Land Act 1948
8040085.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.12.2008 at 9:00 am
Fencing Covenant in Easement Instrument 8040085.11 - 24.12.2008 at 9:00 am
Land Covenant in Easement Instrument 8040085.11 - 24.12.2008 at 9:00 am

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



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