

461B SOUTH ROAD
HAWERA

SMITH+
BISHOP



Fun filled family lifestyle

461B SOUTH ROAD

HAWERA

 3  1  1  171 m²  9.237 m²

Looking for a lifestyle change and want the peace and quiet it offers along with the benefits of being less than 5 kms to the centre of town?

THE HOME ... a solid 1920's which over the past few years has been infused with some new life. Three good size bedrooms, master offers bonus of toilet and vanity. An extremely functional floorplan that offers an additional 'sunroom', currently accessible by 2 of the 3 bedrooms. The perfect ensuite, baby room, office or how about that afternoon 'power nap' spot! A large conservatory invites you into the home, an additional living space if desired! Exterior repainted, new carpet, renovated kitchen and new drapes installed.

THE ORCHARD ... no shortage of vitamins here. Enjoy the fruits on offer or room to expand and create your own harmony in the orchard!

THE LAND ... having room to move and farmland as your neighbour, this block offers multiple options. Sheds to utilise, chooks, pigs and the perfect horse lovers dream with good equestrian amenities. An additional outside room ripe for renovating is the icing on the cake - office, work from home, teenagers or a tack room. Paddocks have been re-fenced, new gates installed and troughs in all paddocks along with a mountain view that will melt your heart.

Want to be self sufficient? Want to embrace the rural dream yet be close enough to town?

Want great neighbours? All you want for Christmas is just waiting to be unwrapped!



PROPERTY INFORMATION

LEGAL

Legal Description:

LOT 1 DP 443795 CT 555469

Council Rates: \$1972.90

Rateable Value: \$550,000

Floor Area: 171 m²

Land Area: 9.237 m²

PROPERTY FREEHOLD

Built In: 1920

Bedrooms: 3

Bathrooms: 1

Lounges: 1

Roofing: Iron

Heating/Cooling: Heatpump + woodburner

Hot Water: Electric

Insulation: Ceiling

Glazing: Aluminium and timber

REPORTS & INFORMATION

LIM and Council File: Council File available

Title Available: YES

Water & Sewage:

Septic tank x 2 & tank water

CHATELS

Dishwasher, electric stove, clothesline, fixed floor coverings, heated towel rail x 1, heatpump + 1 x remote, woodburner, light fittings, rangehood, heat transfer (as is), water filter, drapes, 1 x Portable trough, wood/wire in implement shed, house paint

ALISON SMITH

0272067479

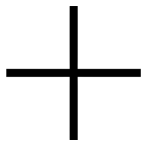
alison@smithbishop.co.nz

* 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 555469
Land Registration District Taranaki
Date Issued 07 February 2012

Prior References
TNF2/1211

Estate Fee Simple
Area 9237 square metres more or less
Legal Description Lot 1 Deposited Plan 443795
Registered Owners
Sloane Nicole Wallace

Interests

Subject to the conditions as to maintenance of a Telegraph Line notified to Public at the Sale by Auction of this section and now deposited in the Crown Lands Office, Patea and published in the New Zealand Gazette of the 10.8.1876

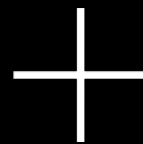
Appurtenant hereto is a right of way and an electricity and telecommunications easement created by Easement Instrument 8975890.3 - 7.2.2012 at 12:04 pm

The easements created by Easement Instrument 8975890.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8975890.4 - 7.2.2012 at 12:04 pm

11078982.3 Mortgage to ASB Bank Limited - 30.4.2018 at 4:45 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



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