

80 CONWAY ROAD
ELTHAM

SMITH+
BISHOP



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 4  1  2  140 m²  2023 m²

Discover unparalleled charm and modern comfort in this recently renovated character home, meticulously designed to offer a seamless blend of classic character and contemporary convenience. Boasting four generously sized bedrooms, a spacious separate living area adorned with a multi-fuel fire for cozy nights, and an additional heat pump for alternative heating, this home provides the perfect haven for year-round comfort.

The new kitchen, thoughtfully integrated with the dining space, showcases functionality and openness, creating a welcoming atmosphere for both daily life and entertaining. The modern bathroom, complemented by a semi-separate toilet, adds a touch of luxury with its fittings and features. An internally assessed double garage with workshop space further enhances the practicality of this exceptional property.

Preserving its timeless character features, the home has been thoughtfully upgraded with a new roof, rewiring, repainting, and insulation in the walls and ceiling. Outside, the expansive and fully fenced section, spanning 2023 square meters, beckons families with children and pets, offering a secure space with potential for subdivision.

Situated in a prime location opposite Eltham Primary, a full primary school catering to years 1-8, this residence ensures easy access to schools and the main road. Homes of this caliber rarely grace the market – seize the opportunity to explore everything this property has to offer. Your chance to view is now – act swiftly!



PROPERTY INFORMATION

LEGAL

Legal Description: LOT 1 DP 1212 TNC2/1316
Council Rates: \$3122.45
Rateable Value: \$355,000
Floor Area: 140 m²
Land Area: 2023 m²

PROPERTY FREEHOLD

Built In: 1915
Bedrooms: 4
Bathrooms: 1
Lounges: 1
Roofing: Iron
Heating/Cooling: Multi fuel fire + Heat pump
Hot Water: Gas infinity
Insulation: Walls + ceiling
Glazing: Aluminum + Timber

REPORTS & INFORMATION

LIM and Council File: Council file available
Title Available: Yes
Water & Sewage: Town services

CHATTELS

Auto garage door + 2x remotes, Clothesline, Dishwasher, Stove, Extractor fan x2, Fixed floor coverings, Garden shed x2, Heat pump, Multi fuel fire, Gas infinity hot water unit, Heat transfer, Light fittings, Smoke alarms, Drying rack, Blinds, Drapes, Net curtains, Washing machine, Heater in bathroom

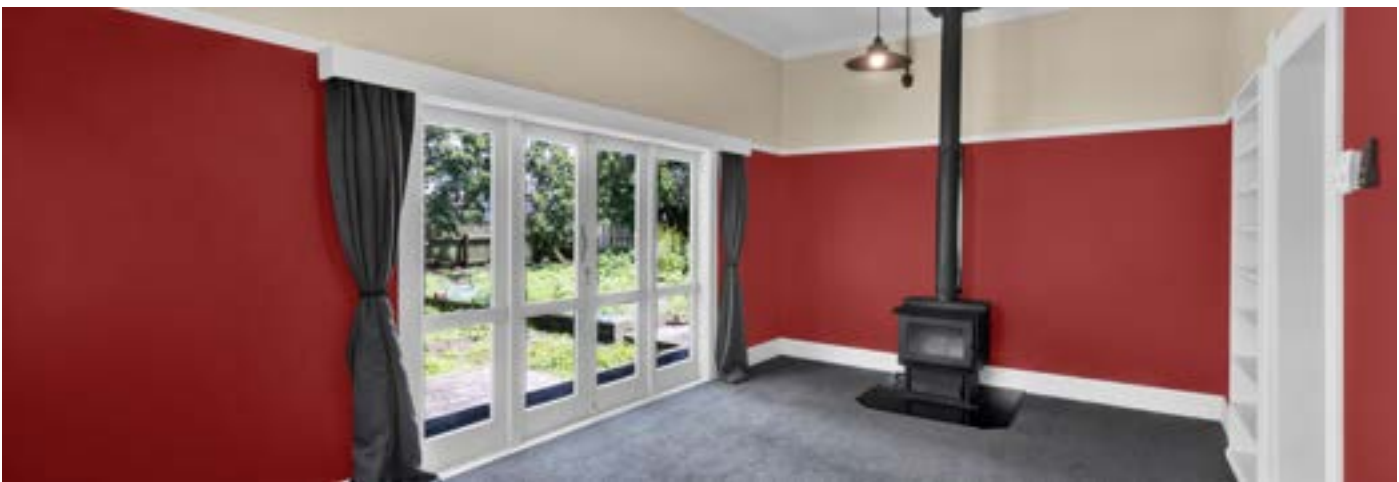
KHALI BISHOP

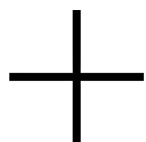
0277593398
khali@smithbishop.co.nz

SMITHBISHOP.CO.NZ

* All information are correct at the time of publication.







TITLE



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



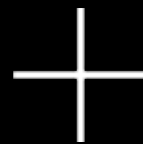

R. W. Moir
Registrar-General
of Land

Identifier TNC2/1316
Land Registration District Taranaki
Date Issued 27 October 1971

Prior References
TN36/92

Estate Fee Simple
Area 2023 square metres more or less
Legal Description Lot 1 Deposited Plan 1212
Registered Owners
Stuart John Rye and Jacqueline Lisa Kingsnorth

Interests
9897738.3 Mortgage to Bank of New Zealand - 10.12.2014 at 8:54 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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