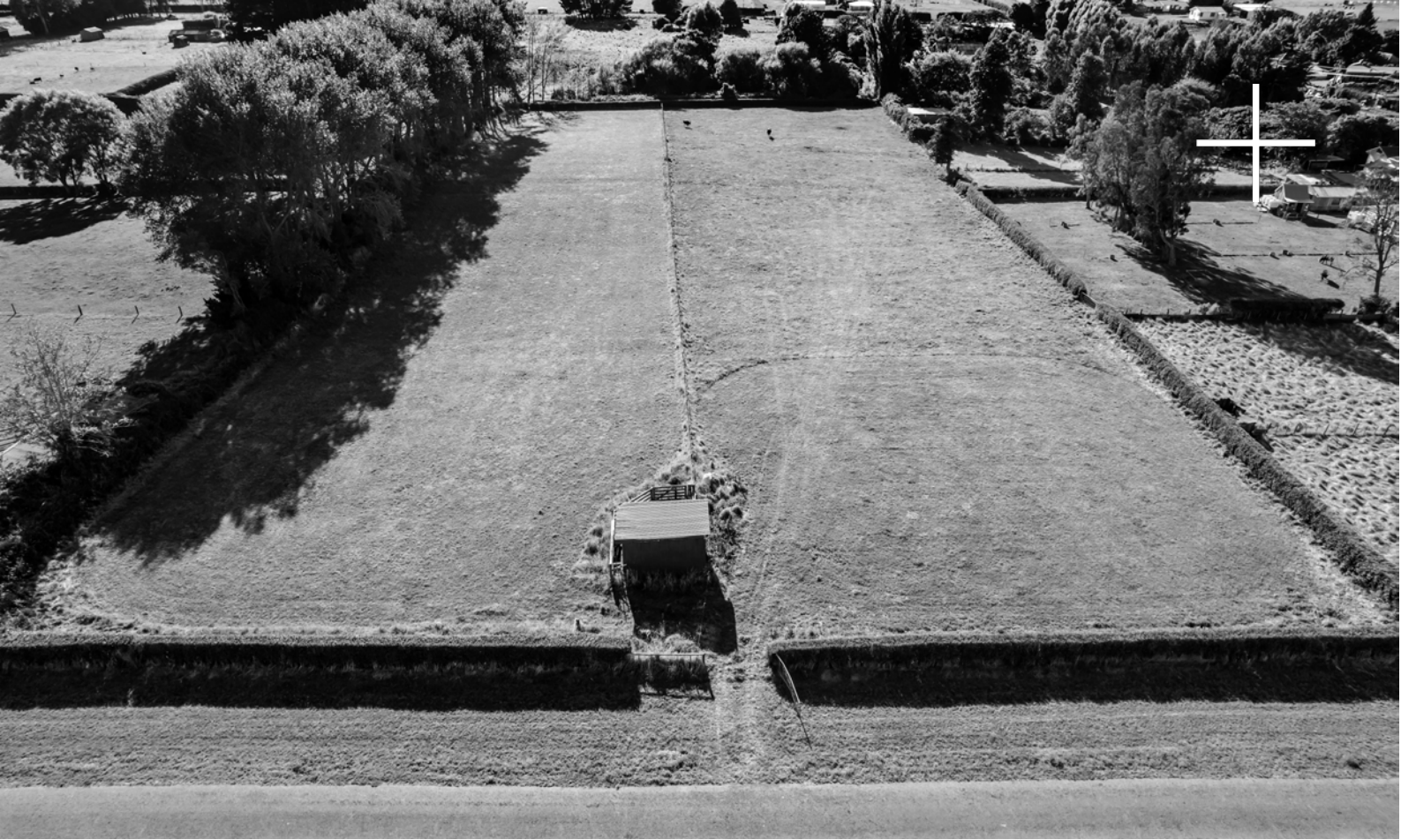


**49 TEMPLER STREET**  
ELTHAM

SMITH+  
BISHOP



# 4 acres - the perfect starter lifestyle block!

**49 TEMPLER STREET**  
**ELTHAM**



1.6187 Hectares

Imagine the possibilities of this 4 acre lifestyle block, a bland canvas for your imagination. This property offers the perfect starter lifestyle block, with freedom to design and build without restrictive covenants.

A peaceful setting that provides urban conveniences while maintaining the serenity of rural living. This is an opportunity to be self sufficient, an off-grid rural escape.

Town water and power pass the gate, offering convenience without compromising the rural lifestyle. Approximately 45 minutes to New Plymouth and 15 minutes to Hawera, this property is ideally located.

Eltham is known for its vintage and retro shopping, with several well known shops located in old banks and other historic buildings. The town offers a Primary School and is renowned for its cheese, produced at the Eltham factory.

This 4 acre lifestyle block is more than just a piece of land, it is a chance to create a life filled with freedom, creativity and self-sufficiency!



# PROPERTY INFORMATION

## LEGAL

Legal Description:

Lot 22 Section 5 and 6 Deposited Plan 2328

Council Rates: \$422.44

Rateable Value: \$251,000

Land Area: 1.6187 Hectares

## REPORTS & INFORMATION

Title Available: YES

Water & Sewage: Town water passes at gate

## CHATTELS

Haybarn (as is)

## PROPERTY FREEHOLD

**ALISON SMITH**

0272067479

alison@smithbishop.co.nz

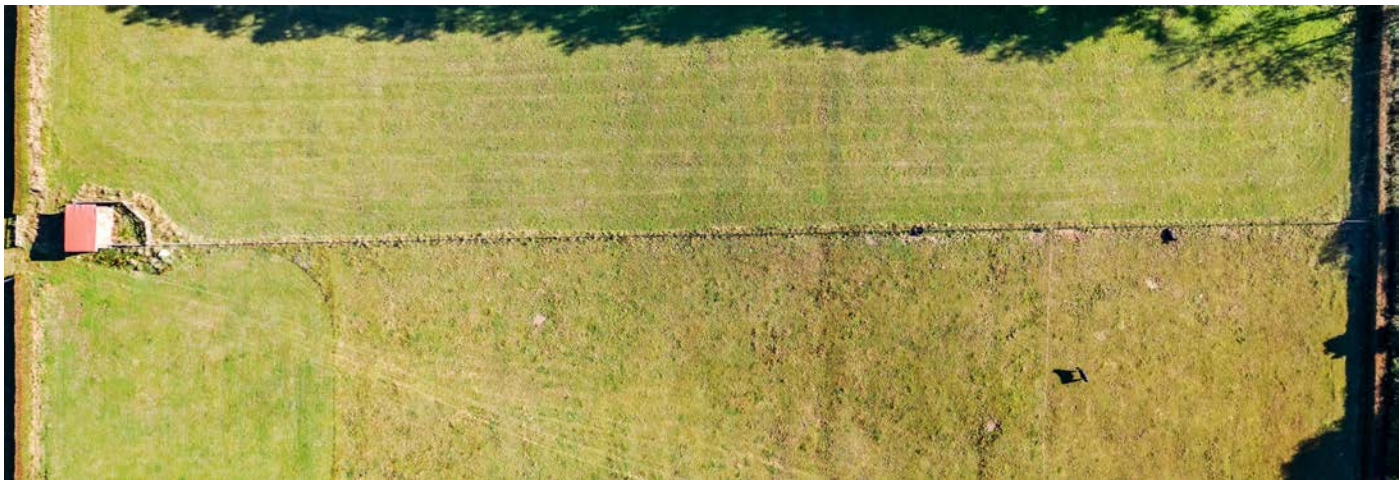
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\* All information are correct at the time of publication.

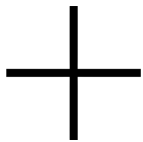












# TITLE



**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** **TNF1/352**

**Land Registration District** **Taranaki**

**Date Issued** 02 May 1980

**Prior References**

TN75/112

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**Estate** Fee Simple

**Area** 1.6187 hectares more or less

**Legal Description** Lot 22 Section 5 and 6 Deposited Plan  
2328

**Registered Owners**

Anthony William Kemp as to a 1/2 share

Margaret Ann Kemp as to a 1/2 share

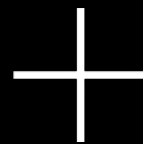
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**Interests**

14992 Grant of the right to lay down and maintain water pipes over part of the within land in favour of (now) the Eltham Borough Council

9630984.3 Mortgage to Bank of New Zealand - 4.2.2014 at 10:27 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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