

36 ARTHUR STREET
HAWERA

SMITH+
BISHOP



In A League Of It's Own (with options)

36 ARTHUR STREET

HAWERA

 4  2  6  225 m²  2.2356 Hectares

Welcome to one of Hawera's most coveted addresses, where convenience meets serenity. This exceptional property effortlessly combines easy access to town and amenities with the tranquil charm of rural living.

THE HOME: Step into a masterpiece of design and comfort with this distinctive iron-clad residence, boasting a spacious 225 sqm layout perfect for family life. The open-plan living area is a chef's paradise, featuring the renowned "Hawera Kitchen" design. Outfitted with top-of-the-line Bosch appliances, including induction cooktops, two ovens (one equipped with microwave and steam functions), and a scullery, it's a culinary haven. Luxurious European-inspired details like a ceiling-tiled splashback and instant hot water add an elegant touch.

Motorized sunscreens in the living area complement the handcrafted wrought iron pelmets, while a wood burner and two heat pumps ensure year-round comfort. A dedicated media hub in the office caters to your tech needs, and two stunning bathrooms, including a master ensuite with a spa bath, provide ultimate relaxation. Imported vanities, chrome fixtures, and high-end lighting elevate the bathrooms to a spa-like experience.

The home is designed with accessibility in mind, featuring wide hallways, doors, and higher toilets for comfort. Enjoy seamless indoor-outdoor living with direct level access from the living areas to the patios. Imagine starting your day in the luxurious master suite, serenaded by the gentle sound of your private water fountain.

YOUR LAND: The property features a tar-sealed driveway, post-and-rail fencing, and equine electric fencing, ensuring both practicality and charm. A horse stable and an additional large shed provide ample space for your needs. For added convenience, there's an outdoor shower perfect for pets or little ones. The property is serviced by metered town water and a septic tank.

OPTIONS GALORE:

- OPTION 1: 2.2356Ha for E/O \$1,499,000, including horse stables and additional sheds.
- OPTION 2: 0.7911Ha for E/O \$1,245,000, featuring an additional shed (please note: loading race to be removed).
- OPTION 3: Expand your horizons and add an extra 13.5Ha of adjoining land available for \$1,250,000.

This is not just a property; it's a lifestyle opportunity like no other. Enter the hand crafted electric gates and come experience the perfect blend of modern luxury and rural charm.



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 1 DP 555198
Council Rates: \$3151.29
Rateable Value: \$990,000
Floor Area: 225 m2
Land Area: 2.2356 Hectares

PROPERTY FREEHOLD

Built In: 2017
Bedrooms: 4
Bathrooms: 2
Roofing: Long Run Iron
Heating/Cooling: Heat pumps x 2 + woodburner
Hot Water: Infinity System
Insulation: Walls & Ceiling
Glazing: Aluminum Double-glazing

REPORTS & INFORMATION

LIM and Council File: Council File Available
Title Available: Yes
Water & Sewage: Metered town water supply & septic tank

CHATELS

Auto-garage door opener (2) and (2) remotes, Dishwasher, Extractor fan (2), Fixed floor coverings, Heated towel rails (2), Heat pumps (2) and (2) remotes, Infinity Water Heating System, Light fittings, Rangehood, Security Sytem (unmonitored), Smoke Detector, TV brackets, Electric gate + 2 remotes, 2 x wall ovens (1 combo micro steam oven/fan bake) both pyrolitic, Induction electric, hobs, electric blinds, wall heater in bathroom, Stables*, loading race*, implement shed + implement pole shed attached to house, Woodburner.

Stables and loading race only applicable in total package; piped for gas heating where woodburner is.







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 966720
Land Registration District Taranaki
Date Issued 15 December 2022

Prior References
738179

Estate Fee Simple
Area 2.2356 hectares more or less
Legal Description Lot 1 Deposited Plan 555198

Interests

Subject to a right of way, right to convey water, gas, electricity, telecommunications and computer media over part marked G on DP 555198 created by Easement Instrument 9593021.8 - 24.1.2014 at 11:36 am

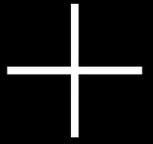
The easements created by Easement Instrument 9593021.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way, right to convey water, gas, electricity, telecommunications and computer media over parts marked G and H on DP 555198 created by Easement Instrument 10141744.2 - 24.8.2015 at 5:35 pm

Some of the easements created by Easement Instrument 10141744.2 are subject to Section 243 (a) Resource Management Act 1991 (see DP 467863)

Appurtenant hereto is a right to convey water created by Easement Instrument 11886397.1 - 13.10.2020 at 4:17 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
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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.”

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