

45 DISRAELI STREET
HAWERA

SMITH+
BISHOP



You can change a roof, but not the location

45 DISRAELI STREET HAWERA

🛏 3 🚿 1 🚗 1 🏠 120 m² 🌳 787 m²

45 Disraeli Street – where opportunity knocks... then knocks again... and probably rattles a bit on those original 1915 doors.

That's right – we're talking a classic 1915 weatherboard home with personality, potential, and yes – the occasional creak. Inside, you'll find three bedrooms, a 120 sqm floor plan, and a few renovations that have happened gradually over the years!

But let's talk about the real star of the show: a whopping 787sqm section, zoned Intensification, and so close to town. Honestly, if you were any closer, you'd be in the café queue already. Now, let's cover the features. Fibre, gas Infinity hot water, gas heating and insulation from around seven years ago. There are a few “vintage quirks” too – like some scrim, a handful of weatherboards that have seen better days, and a roof that's hanging in there... barely. But hey – nothing some TLC (or a complete overhaul) can't fix.

This is more than just a house – options galore! Renovate it. Restore it. Reimagine it or go full developer mode and take advantage of that zoning. Whether you're a dreamer, a doer, a developer, or someone who just really likes a big backyard and a short walk to town – this is your chance.

So bring your vision. Bring your toolbox. Maybe bring a roofer. And come unlock the future because you can always change a roof... but you can't change location!!



PROPERTY INFORMATION

LEGAL

Legal Description:	Lot 5 Deposited Plan 14414	Title Available:	TNG4/20
Council Rates:	\$3,505.06	Water & Sewage:	Town Supply
Rateable Value:	\$380,000		
Floor Area:	120 m ²		
Land Area:	787 m ²		

REPORTS & INFORMATION

CHATELS

Extractor Fan, Electric Stove, Fixed Floor Coverings, Infinity Water Heating System, Light Fittings, Smoke Detectors, Gas Heater in Lounge, Drapes

PROPERTY FREEHOLD

Built In:	1915
Bedrooms:	3
Bathrooms:	1
Lounges:	1
Roofing:	Short Run Iron
Heating/Cooling:	Gas Heater
Hot Water:	
Infinity Water Heating System	
Insulation:	
Ceiling in roof space and underfloor (approx 7 years ago)	
Glazing:	Timber

ALISON SMITH

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* All information are correct at the time of publication.

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

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



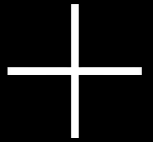

R.W. Muir
Registrar-General
of Land

Identifier **TNG4/20**
Land Registration District **Taranaki**
Date Issued 19 February 1985

Prior References
TNB4/1367

Estate Fee Simple
Area 787 square metres more or less
Legal Description Lot 5 Deposited Plan 14414
Registered Owners

Interests
9269267.3 Mortgage to TSB Bank Limited - 21.12.2012 at 2:19 pm



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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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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