



**16 ROPATA STREET**  
HAWERA

SMITH+  
BISHOP



# Room to grow, space to thrive!

## 16 ROPATA STREET

### HAWERA

 4  2  3  210 m<sup>2</sup>  1012 m<sup>2</sup>

The benefits of cul-de-sac living - peaceful! This spacious family home is located in a great neighbourhood. Offering a fantastic combination of space and comfort, this home is perfect for growing families or those who appreciate generous living areas. Situated within walking distance to a popular kindergarten and close to a highly regarded primary school, the ideal location for family life.

Constructed in 1986, this two-level property boasts a huge amount of space, both internally and externally. With 4 to 5 bedroom options spread across both levels, along with bathroom facilities on each floor, this home provides the flexibility to suit a variety of family dynamics. An office space adds to the practicality.

The large, open-plan kitchen is a highlight, complete with a butler's pantry, and flows into the dining and living areas. The living room opens out to a covered outdoor area, creating additional living space ideal for enjoying the outdoors in comfort. For year-round comfort, a large heat pump services the lounge area. The property also features an internal access single garage with a workshop space, along with a large double room.

Set on a generous quarter-acre section, this home has plenty of outdoor space for the kids. Fully fenced, and you'll find a range of fruit trees scattered throughout with plenty of scope to develop further if desired. This property has the option to be sold "as is," with all furniture included (if desired), making it an excellent opportunity for investors looking to offer rooms on an individual basis or for a family looking to move straight in. The combination of space, location, and potential makes this an ideal choice for those seeking a comfortable and versatile family home.



# PROPERTY INFORMATION

## LEGAL

Legal Description: Lot 10 Deposited Plan 3395 Water & Sewage: Town services  
 Council Rates: \$3,919.72  
 Rateable Value: \$580,000  
 Floor Area: 210 m<sup>2</sup>  
 Land Area: 1012 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: 1980's  
 Bedrooms: 4  
 Bathrooms: 2  
 Lounges: 1  
 Roofing: Iron  
 Heating/Cooling: Heat Pump  
 Hot Water:  
 Infinity Water Heating System  
 Insulation: Underfloor  
 Glazing: Aluminum

## REPORTS & INFORMATION

### CHATELS

Auto Garage door Opener & 2 Remotes,  
 Clothesline, Dishwasher, Hob/Cooktop -  
 Induction, Extractor Fan x2, Fixed Floor  
 Coverings, Garden Shed, Heat Pump, Infinity  
 Water Heating System, Light Fittings,  
 Rangehood, Smoke Detectors, Drapes, Wall  
 Oven x3

**KHALI BISHOP**

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











**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** **TNG4/246**

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

**Date Issued** 23 April 1985

**Prior References**

TN105/163

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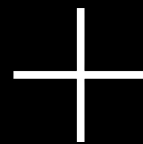
<b>Estate</b>	Fee Simple
<b>Area</b>	1012 square metres more or less
<b>Legal Description</b>	Lot 10 Deposited Plan 3395
<b>Registered Owners</b>	

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**Interests**

12463310.2 Mortgage to ASB Bank Limited - 23.5.2022 at 3:59 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



### 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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BISHOP