

**18 ARGYLE STREET**  
HAWERA

SMITH+  
BISHOP



# 'The Yellow House'

**18 ARGYLE STREET**

**HAWERA**

 3  1  2  180 m<sup>2</sup>  989 m<sup>2</sup>

It's something of a local icon — as you pass by, your attention is instantly captured by the ray of sunshine that is the yellow house, perched high above Argyle Street.

Spanning a generous 180sqm floor plan, this home blends mostly original features with a dash of modern updates, creating the perfect canvas for the next owners to add their own creative flair. Inside, you'll find three double bedrooms and two spacious living areas that can be opened up to form one large space — ideal for hosting and entertaining. The main living area features a charming log fire and built-in seating, adding to the property's undeniable character. The kitchen and dining area offer a practical layout, while the bathroom includes both a bath and shower.

The large laundry, complete with ample storage, also accommodates a separate toilet.

Storage is plentiful, with a double garage, garden shed, wood shed, and for the green thumbs, a glasshouse and well-tended vegetable gardens, all set within beautifully maintained grounds.

From the iconic front porch, you're treated to stunning mountain views. Loved and cherished for over 42 years, this home is ready to bring its warmth and charm into someone else's world — a true ray of sunshine waiting for its next chapter.



# PROPERTY INFORMATION

## LEGAL

Legal Description: Lot 21 DP 2606  
 Council Rates: \$3,941.49  
 Rateable Value: \$480,000  
 Floor Area: 180 m<sup>2</sup>  
 Land Area: 989 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: 1920's  
 Bedrooms: 3  
 Bathrooms: 1  
 Lounges: 2  
 Roofing: Iron  
 Heating/Cooling: Log Fire & Gas heater  
 Hot Water:  
 Infinity Water Heating System  
 Insulation: Ceiling & Underfloor  
 Glazing: Timber

## REPORTS & INFORMATION

Title Available: Yes  
 Water & Sewage:  
 Town services + additional Well water

## CHATELS

Auto Garage Door Opener x1 & Remotes x2,  
 Clothesline, Electric Stove, Fixed Floor  
 coverings, Garden Shed, Infinity Water Heating  
 System, Light Fittings, Rangehood, Log Fire,  
 Glass House, Gas Heater, Drapes, Nets

**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** **TNG1/434**  
**Land Registration District** **Taranaki**  
**Date Issued** 30 September 1983

**Prior References**

TN74/80

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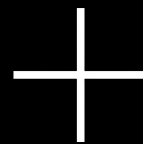
**Estate** Fee Simple  
**Area** 989 square metres more or less  
**Legal Description** Lot 21 Deposited Plan 2606  
**Registered Owners**

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**Interests**

7986741.1 Mortgage to (now) Heartland Bank Limited - 11.11.2008 at 9:11 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"

SMITH+  
BISHOP