

45A KARINA ROAD
MERRILANDS

SMITH+
BISHOP



Tranquil, Unique Retreat in Merrilands

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MERRILANDS

 3  2  2  200 m²  3938 m²

Nestled in the heart of ever-popular Merrilands, this distinctive and slightly quirky property offers a rare lifestyle opportunity, a peaceful bush sanctuary on approximately one acre of beautifully curated land, just minutes from town, schools, shops, the foreshore, and all local amenities. Step inside to discover a warm, welcoming 3-bedroom, 2-bathroom home full of character and comfort. The master suite features a walk-in robe and private ensuite, creating a quiet haven for relaxation.

The heart of the home is a spacious open-plan living, dining, and kitchen area, perfect for family life and entertaining. With polished concrete floors in the kitchen/dining zone, a log burner for cosy winter nights, and 2 heat pumps for year-round comfort, this space effortlessly blends style and functionality.

Constructed from a mix of brick and cedar, the home feels grounded in its lush surroundings. Step outside and you'll discover an outdoor bath, permaculture gardens, a glasshouse, workshop, and woodshed, all set against a backdrop of native bush walks and birdsong. Whether you're soaking in the tub under the stars, pottering in the garden, or enjoying a coffee on the deck in complete privacy, this property invites you to slow down and savour nature. Don't miss this one-of-a-kind home that balances convenience with a lifestyle that feels a world away.

Get in touch today to arrange your private viewing – Discover it before someone else falls in love with it first!!



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 1 DP 17049
Council Rates: \$5065.20 Per Annum
Rateable Value: \$1,000,000
Floor Area: 200 m²
Land Area: 3938 m²

PROPERTY FREEHOLD

Built In: 1992
Bedrooms: 3
Bathrooms: 2
Lounges: 1
Roofing: Long Run
Heating/Cooling: Heat Pump x2
Hot Water: Infinity
Insulation: Roof
Glazing: Aluminum

REPORTS & INFORMATION

LIM and Council File: Council File available
Title Available: Yes
Water & Sewage: Town

CHATELS

Auto Garage Door Opener x1 & 2 Remotes,
Clothesline, Dishwasher (drawers x2), Electric
Oven, Hob/Cooktop, Extractor Fan x2, Fixed
Floor Coverings, Drapes, Blinds, Garden Shed,
Toolshed, Workshed, Wood Shed, Heated
Towel Rails x2, Heat Pump x2 & remotes x2,
Infinity Water Heating System, Light Fittings,
Refrigerator in Litchen, Smoke Detectors, TV
Bracket in Lounge, Outdoor Bath, Fountain in
Garden

ANJIE COOK

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* All information are correct at the time of publication.

SMITHBISHOP.CO.NZ







**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 **TNJ2/969**

Land Registration District **Taranaki**

Date Issued 22 June 1992

Prior References

TNF4/1206

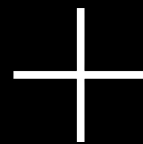
Estate Fee Simple
Area 3938 square metres more or less
Legal Description Lot 1 Deposited Plan 17049
Registered Owners

Interests

Subject to a right (in gross) to drain sewage over part marked P on DP 13899 in favour of The New Plymouth District Council created by Transfer 299938.7

The easements created by Transfer 299938.7 are subject to Section 309 (1) (a) Local Government Act 1974

10929980.3 Mortgage to TSB Bank Limited - 20.10.2017 at 3:12 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



ANJIE COOK

Real Estate Sales Consultant
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Meet Anjie — a real estate professional with over 13 years of industry experience and a genuine passion for property and community. With a background spanning 23 years in legal and banking, Anjie brings a unique blend of expertise and care to every client she works with.

Anjie is more than just a real estate agent; she's a trusted guide who makes the buying and selling process seamless and stress-free. Her approach is built on trust, integrity, and results, fostering long-term relationships that keep clients coming back.

"I believe real estate is about more than just transactions. It's about forming genuine connections and celebrating my clients' successes," Anjie says.

Known for her exceptional negotiation skills, Anjie consistently delivers outstanding results, from achieving top dollar for sellers to securing dream properties for buyers. Her tailored, detail-focused approach ensures every client's experience exceeds expectations.

With her contagious enthusiasm and commitment to going the extra mile, Anjie is ready to help you achieve your property goals and make your real estate journey an enjoyable one.

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