

26 PRINCES STREET
HAWERA

SMITH+
BISHOP



Location first, everything else follows ...

26 PRINCES STREET HAWERA

 3  1  2  150 m²  494 m²

Properties in this location are almost impossible to come by. Set privately at the rear, this immaculate brick-and-tile townhouse offers three bedrooms, a 150 sqm floorplan, and sits on a 494 sqm section.

The home flows with open-plan living, while tinted double-glazed windows bring in all-day sun and comfort. The perfect extension of your living space for morning coffee or evening entertaining is the outdoor patio area.

An internal-access double garage adds practicality for vehicles, storage, and laundry.

Surrounded by other quality homes, in a safe and highly appealing pocket, opportunities like this don't present themselves often. Brick and tile ... best address - If location is at the top of your list, this is the one to secure.



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 7 DP 448863
Council Rates: \$4125.07
Rateable Value: \$570,000
Floor Area: 150 m²
Land Area: 494 m²

PROPERTY FREEHOLD

Built In: 2011
Bedrooms: 3
Bathrooms: 1
Lounges: 1
Roofing: Tile
Heating/Cooling: Heat Pump & Remote
Hot Water: Gas Infinity
Insulation: Ceiling & walls
Glazing:
Aluminum - Tinted Double Glazing

REPORTS & INFORMATION

LIM and Council File: STDC Property File
Title Available: 568204
Water & Sewage: Town Supply

CHATELS

Auto garage door opener x1 & 2 x remotes,
Clothesline, Extractor Fan, Fixed Floor
Coverings, Garden Shed, Heated Towel Rail,
Heat Pump & 1 x Remote, Infinity Water Heating
System, Light Fittings, Rangehood, Smoke
Detectors x2, Alarm system with 2 x Remotes,
Dishdrawers, Wall Oven, Gas Hobs, HRV,
security arms on some windows, Electric Wall
Heater, Water Filter, Blinds, Sunblinds, Drapes,
Patio Blind

ALISON SMITH

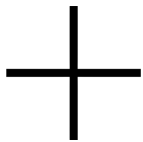
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* All information are correct at the time of publication.

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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 **568204**
Land Registration District **Taranaki**
Date Issued 30 November 2011

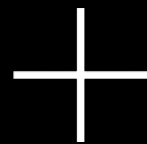
Prior References
554345

Estate Fee Simple
Area 494 square metres more or less
Legal Description Lot 7 Deposited Plan 448863
Registered Owners

Interests

Subject to a right of way and a right to convey electricity, water, gas, telecommunications and computer media and a right to drain sewage over part marked B on DP 448863 created by Easement Instrument 8892413.4 - 30.11.2011 at 1:02 pm
Appurtenant hereto is a right of way and a right to convey electricity, water, gas, telecommunications and computer media and a right to drain sewage created by Easement Instrument 8892413.4 - 30.11.2011 at 1:02 pm
Some of the easements created by Easement Instrument 8892413.4 are subject to Section 243 (a) Resource Management Act 1991 (See DP 448863)

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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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."

POWERED BY



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