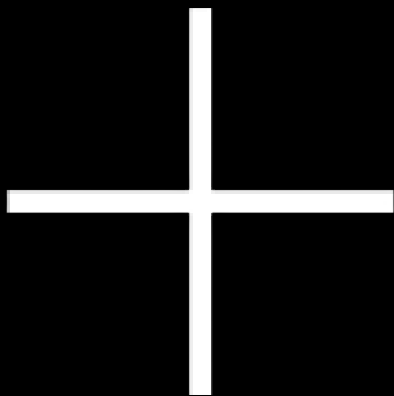




25 WAIHI ROAD
HAWERA

SMITH+
BISHOP



TIDY, COMFORTABLE & CONVENIENT

25 WAIHI ROAD
HAWERA

 3  1  2  101 m²  663 m²

If you're looking for a solid start, a smart investment, or the perfect place to downsize, this well-presented single-level home ticks all the boxes.

Set on a 663 sqm flat section, this tidy 3-bedroom property features a generous separate lounge, a neat kitchen/diner, and a family bathroom with the added convenience of a separate WC. Classic touches blend with thoughtful updates, making this home both charming and practical.

The house is fully Healthy Homes compliant, featuring a heat pump, HRV system, and insulation to ensure year-round comfort.

Step outside to a spacious double garage with an attached workshop, perfect for storage, hobbies, or a home-based project space.

Located within easy walking distance of the TSB Hub, Hawera Aquatic Centre, and King Edward Park, and just a short drive or stroll into town, this property offers excellent access to schools, shops, and all local amenities.

Whether you're starting out, building your portfolio, or looking to simplify life with low-maintenance living, this single-level home offers a smart and affordable option in a sought-after location.

Homes in this area tend to sell quickly, so contact me today to arrange your viewing.



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 4 Deposited Plan 9654
 Council Rates: \$3788.51
 Rateable Value: \$405,000
 Floor Area: 101 m²
 Land Area: 663 m²

PROPERTY FREEHOLD

Built In: 1969
 Bedrooms: 3
 Bathrooms: 1
 Lounges: 1
 Roofing: Long Run Iron
 Heating/Cooling: Heat Pump & Remote
 Hot Water: Electric
 Insulation: Ceiling & underfloor
 Glazing: Timber

REPORTS & INFORMATION

LIM and Council File: STDC Property File
 Title Available: TNB1/718
 Water & Sewage: Town Supply

CHATELS

Automatic garage door (as is) x 1 + 1 x Remote,
 Clothesline, Dishwasher, Electric Oven, Fixed
 Floor Coverings, Heat Pump + 1 x Remote,
 Lightfittings, Rangehood, Smoke Detectors,
 HRV, Nets, Drapes

ANJIE COOK

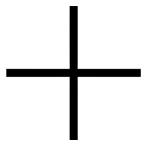
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 anjie@smithbishop.co.nz

SMITHBISHOP.CO.NZ

* All information are correct at the time of publication.







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 **TNB1/718**

Land Registration District **Taranaki**

Date Issued 03 August 1967

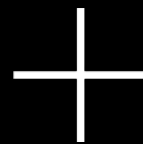
Prior References

TNB1/348

Estate	Fee Simple
Area	663 square metres more or less
Legal Description	Lot 4 Deposited Plan 9654
Registered Owners	

Interests

13173603.7 Mortgage to ANZ Bank New Zealand Limited - 11.12.2024 at 3:01 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
0275554736
anjie@smithbishop.co.nz

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.

SMITH+
BISHOP