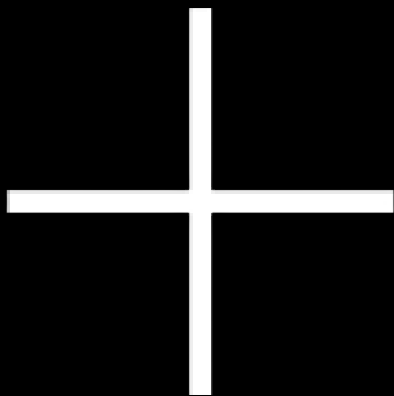




37 DISRAELI STREET
HAWERA

SMITH+
BISHOP



A smart start or savvy investment

37 DISRAELI STREET HAWERA

 3  1  2  130 m²  728 m²

Welcome to opportunity, sitting right here in the heart of town. A classic 1960's weatherboard that's solid, simple and full of potential.

Step inside and you'll find a great family floorplan, three bedrooms, open plan kitchen/dining and a good size separate lounge.

Sunlight pours in from the rear porch, creating a warm spot to retreat to regardless of the weather.

Set on a 728 sqm section, there's room to grow the veges, space for the kids to run free, and still plenty left for your own ideas to take shape.

Whether you are a first home buyer ready to make your move, or an investor chasing strong returns, this one stacks up. A tenant ready to move in for \$650/week return, it's a no-brainer in today's market.

Homes like this ... central, tidy and packed with potential don't last long. Don't over think it, just move fast before someone else does!



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 2 Deposited Plan 8599
Council Rates: \$3900.70
Rateable Value: \$460,000
Floor Area: 130 m²
Land Area: 728 m²

PROPERTY FREEHOLD

Built In: 1960
Bedrooms: 3
Bathrooms: 1
Lounges: 1
Roofing: Iron
Heating/Cooling:
Heatpump + woodburner (as is)
Hot Water: Electric
Insulation: Ceiling & underfloor
Glazing: Timber & Aluminium

REPORTS & INFORMATION

LIM and Council File: STDC Property File
Title Available: TN249/90
Water & Sewage: Town Supply

CHATELS

Stove, rangehood, fixed floor coverings, drapes, nets, clothesline, smoke detectors, light fittings

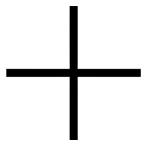
ALISON SMITH

0272067479
alison@smithbishop.co.nz

SMITHBISHOP.CO.NZ







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 **TN249/90**

Land Registration District **Taranaki**

Date Issued 25 May 1960

Prior References

TN138/112

Estate	Fee Simple
Area	728 square metres more or less
Legal Description	Lot 2 Deposited Plan 8599
Registered Owners	

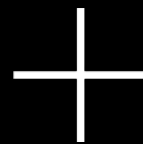
Interests

Appurtenant hereto is a right of way created by Transfer 107997

The easements created by Transfer 107997 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

11773813.3 Mortgage to Westpac New Zealand Limited - 18.6.2020 at 2:17 pm

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
0272067479
alison@smithbishop.co.nz

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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