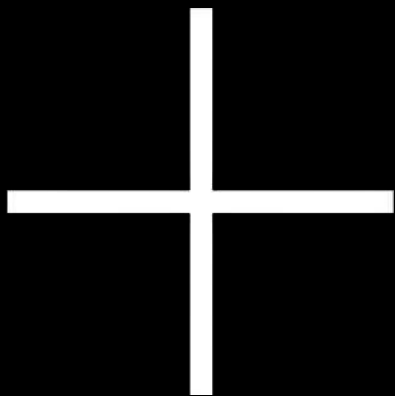




298 DENBY ROAD
HAWERA

SMITH+
BISHOP



Exceptional Living. Extraordinary Landscape

298 DENBY ROAD
HAWERA

 3  2  2  203 m²  1000 m²

A home like this does not show up often. In fact, you would struggle to find another. Architecturally unique and crafted in 2022 by renowned builder Mark Joblin, this 203sqm coastal-rural masterpiece sits perfectly between mountain and sea, a front-row ticket to nature's greatest show. The views here are not a feature, they are the lifestyle: everchanging ocean blues, a mountain that steals the spotlight every day, and a rural panorama that feels like pure freedom. Yet somehow, you are still just a short walk from town.

Step inside and things get even better. The rear open-plan kitchen, dining and living zone is designed to make jaws drop. The kitchen is bold, functional and beautifully executed: expansive bench space, dish drawers, dual induction with gas hob, and storage that would make a chef blush. Then there's the hidden star, the fully-equipped scullery, complete with an additional oven, double fridge space, sink and proper ventilation.

Relaxation comes with options. Work or watch the waves from the living area, a discreet office nook, or shut the world out entirely in the separate media room, purpose-built for those big-screen, full-immersion moments.

Clever design ensures the master has its own sanctuary, away from the bustle. It is spacious, private and serene, with a walk-in wardrobe and a tiled ensuite that feels like a boutique retreat. Guests or family are treated just as well, with two additional bedrooms each opening to their own deck. A well-appointed family bathroom and separate toilet add effortless practicality. Even the internal-access double garage goes above and beyond: carpeted, insulated (yes, the door too), extra-long for the ute, stacked with power points, storage and a functional laundry zone. It is clear nothing here was left to chance.

Expect comfort. Expect technology. Expect a standard of detail that takes the stress out of life. Remote-controlled honeycomb blinds, extra-height double glazing, a fully-ducted heat pump, hallway and media room sensor lighting, gas bottles, water and septic tanks, all bundled into a home that runs smartly and lives beautifully.

Set on an easy-care 1000sqm section down a private driveway, the outdoors are designed for living, not labour. More time to enjoy the calm, more time to simply take in those views. This is the dream home that does not need hype, the setting says it all. Come experience what life should feel like.



PROPERTY INFORMATION

LEGAL

Legal Description:
Lot 2 Deposited Plan 409490
Council Rates: \$2699.72
Rateable Value: \$700,000
Floor Area: 203 m²
Land Area: 1000 m²

PROPERTY FREEHOLD

Built In: 2022
Bedrooms: 3
Bathrooms: 2
Lounges: 2
Roofing: Coloursteel
Heating/Cooling: Heat Pump
Hot Water: Infinity Water Heating System
Insulation: Walls and ceiling
Glazing: Aluminum Double-Glazing

REPORTS & INFORMATION

LIM and Council File: STDC Property File
Title Available: Yes
Water & Sewage:
Water Tank + Septic (worms)

CHATELS

Dishdrawers, 2 x wall ovens, Gas hobs x 2, 3 x electric hobs (Induction), 1 x pantry extractor fan, fully ducted heatpump x 1, honeycombs blinds x 7+ 3 x remote, blinds, drapes, Starlink satellite, TV aerial, 3 x STDC bins, Auto Garage Door Opener x1 & Remotes x2, Clothesline, Extractor Fan x2, Fixed Floor Coverings, Heated Towel Rail x2, Infinity Water Heating System, Light Fittings, Rangehood, Smoke Detector x2.

ALISON SMITH

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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

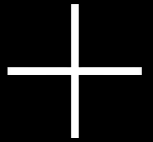
Identifier 434754
Land Registration District Taranaki
Date Issued 08 December 2008

Prior References
312914

Estate Fee Simple
Area 1000 square metres more or less
Legal Description Lot 2 Deposited Plan 409490
Registered Owners

Interests

Land Covenant in Transfer 7255882.2 - 1.3.2007 at 9:00 am
8019606.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.12.2008 at 9:00 am
12767600.2 Mortgage to ANZ Bank New Zealand Limited - 28.6.2023 at 11:07 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



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."

SMITH+
BISHOP