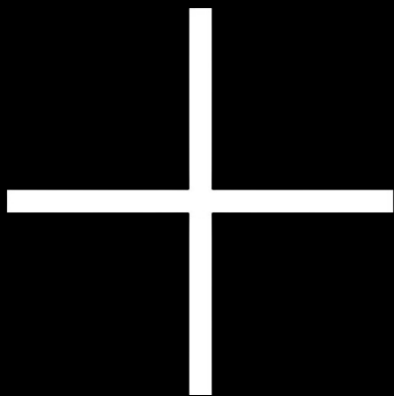




21 ROSEMOUNT
ROAD
WAIPIPI BEACH

SMITH+
BISHOP



Untamed. Unfiltered. Unforgettable.

21 ROSEMOUNT ROAD
WAVERLEY

 3  2  93 m²  1036 m²

Welcome to Waipipi Beach — a hidden coastal gated sanctuary on the untamed shores of South Taranaki, where modern luxury meets raw natural beauty. Tucked between the rhythmic surf of the Tasman Sea and a serene, private lake, this extraordinary home isn't just a property. It's an experience — one that begins with sunrise glinting off the water, and ends with golden light bathing a freestanding tub as you soak beneath an endless sky. Architecturally designed by Slate Architecture and crafted in collaboration with my Vendors, every line of this contemporary lodge has been carefully considered to frame nature — not just as a backdrop, but as a part of daily life. From the outside, the lodge blends nicely into its surrounding landscape through the combination of black smooth and woodgrain BCG Duragroove and extensive joinery that captures uninterrupted sea and lake views, while three generously sized bedrooms offer direct access to the expansive deck. Every room invites the outdoors in, creating seamless flow and effortless serenity. Inside, refined comfort meets effortless style. From the designer kitchen and gas fireplace to the opulent freestanding bath, every element speaks of quiet luxury. Whether you're entertaining on the deck or curled up with a glass of wine beneath starry skies, this is a space that adapts to your mood and your moment. Step outside to a lifestyle like no other. From early morning swims in the lake to fishing and surfing just steps away, Waipipi offers true freedom — for both body and soul. Adventurers will love exploring nearby cathedral caves and waterfalls, while the inland views stretch as far as Mt Ruapehu and Mt Taranaki on a clear day. This is more than a beach home — it's a private coastal retreat designed to restore, reconnect, and inspire. No traffic. No noise. Just nature at its most breathtaking... and luxury at its most thoughtful. "Every part of this lodge was designed to let you relax and take in the magic of the coast." Blacksands Oceanview Lodge has been fully booked since its debut on Airbnb, Booking.com and Bookabach, racking up five-star reviews and even a 2025 Traveller Review Award.. Whether you're looking for a romantic retreat, a family escape, or a high-end investment, this home at Waipipi Beach offers something truly rare.



PROPERTY INFORMATION

LEGAL

Legal Description:

Lot 26 Deposited Plan 401250

Council Rates: \$2297.98

Rateable Value: \$675,000

Floor Area: 93 m²

Land Area: 1036 m²

PROPERTY FREEHOLD

Built In: 2024

Bedrooms: 3

Bathrooms: 2

Lounges: 1

Roofing: Long run coloursteel

Heating/Cooling: Gas Fire Place

Hot Water:

Infinity Water Heating System

Insulation: Walls, Ceiling, Underfloor

Glazing: Aluminum Double-Glazing

REPORTS & INFORMATION

LIM and Council File: STDC Property File

Title Available: Yes

Water & Sewage: Bore water + Septic tank

CHATELS

Wall oven, microwave, water filter, 2 x security cameras (solar), gas fireplace, Starlink dish, 2 x TVs, dishwasher, hob - induction, extractor fan x2, fixed floor coverings, heated towel rail x2, infinity water heating system, light fittings, rangehood, refrigerator, smoke detectors, TV brackets

ALISON SMITH

0272067479

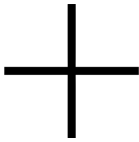
alison@smithbishop.co.nz

* 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 403012
Land Registration District Wellington
Date Issued 25 November 2008

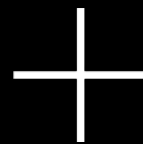
Prior References
402627

Estate Fee Simple
Area 1036 square metres more or less
Legal Description Lot 26 Deposited Plan 401250
Registered Owners

Interests

8006854.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2008 at 9:00 am
Land Covenant in Easement Instrument 8006854.8 - 25.11.2008 at 9:00 am
Land Covenant in Transfer 8006854.9 - 25.11.2008 at 9:00 am
8006854.10 Encumbrance to Waipipi Beach Residents Society Incorporated - 25.11.2008 at 9:00 am
Appurtenant hereto is a right of way (pedestrian only) created by Easement Instrument 8006854.12 - 25.11.2008 at 9:00 am
The easement created by Easement Instrument 8006854.12 is subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way , right to drain water and right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8006854.14 - 25.11.2008 at 9:00 am
The easements created by Easement Instrument 8006854.14 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way, right to drain water and right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8006854.16 - 25.11.2008 at 9:00 am
The easements created by Easement Instrument 8006854.16 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right to drain water created by Easement Instrument 8006854.17 - 25.11.2008 at 9:00 am
The easements created by Easement Instrument 8006854.17 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right to convey water created by Easement Instrument 8006854.18 - 25.11.2008 at 9:00 am
The easement created by Easement Instrument 8006854.18 is subject to Section 243 (a) Resource Management Act 1991
9331344.1 Variation of Land Covenant created by Easement Instrument 8006854.8 - 25.6.2013 at 1:55 pm
13028166.5 Mortgage to ANZ Bank New Zealand Limited - 31.7.2024 at 2:48 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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