

**3 ALBERT STREET**  
HAWERA

SMITH+  
BISHOP



# Neat, Petite and Hard to Beat

## 3 ALBERT STREET

HAWERA

 2  1  1  80 m<sup>2</sup>  467 m<sup>2</sup>

A smart little number with plenty of sunshine, this 80sqm brick home proves you don't need size to have style or comfort. Built in 1993 and neatly maintained, it's the kind of home that simply gets on with the job: aluminium joinery for easy care, infinity hot water, and open-plan living that makes the most of every inch.

The layout is straightforward and sensible. Two bedrooms, a warm and welcoming living area with heatpump, and a tidy kitchen that keeps the day-to-day simple. Step outside and things get even better: a separate single garage, an easy to maintain garden complete with a friendly neighbourhood.

Set on a no-exit street, this address offers peace, privacy and that rare sense of being tucked away without being out of the way.

A solid, sunny, no-nonsense home with good bones and good vibes. Hard to fault, and hard to find.



# PROPERTY INFORMATION

## LEGAL

Legal Description:

Lot 2 Deposited Plan 352559

Council Rates: \$3880.30

Rateable Value: \$450,000

Floor Area: 80 m<sup>2</sup>

Land Area: 467 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: 1993

Bedrooms: 2

Bathrooms: 1

Lounges: 1

Roofing: Iron

Heating/Cooling: Heat Pump

Hot Water:

Infinity Water Heating System

Glazing: Aluminum

## REPORTS & INFORMATION

LIM and Council File: STDC Property File

Title Available: Yes

Water & Sewage: Town Supply

## CHATELS

Clothesline, Electric Oven, Fixed Floor

Coverings, Heat Pimp x1 & Remotes x1, Infinity

Water Heating System, Light Fittings, Smoke

Detectors, Blinds, Drapes, Net

**ALISON SMITH**

0272067479

alison@smithbishop.co.nz

\* 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** **215558**  
**Land Registration District** **Taranaki**  
**Date Issued** 11 July 2005

**Prior References**

TNH1/1127

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**Estate** Fee Simple  
**Area** 467 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 352559  
**Registered Owners**

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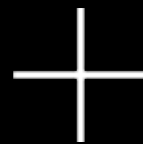
**Interests**

Appurtenant hereto is a right to drain sewage specified in Easement Certificate 335129.13 - 30.9.1986 at 11.10 am

The easements specified in Easement Certificate 335129.13 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way and a water, electricity, gas and telephone easement over part marked A on DP 352559 created by Easement Instrument 6489408.2 - 11.7.2005 at 9:00 am

The easements created by Easement Instrument 6489408.2 are subject to Section 243 (a) Resource Management Act 1991



## 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 Chali 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