





435 KAKARAMEA ROAD,  
KAKARAMEA

SMITH+  
BISHOP



# Where the backyard becomes the playground

**435 KAKARAMEA ROAD**  
KAKARAMEA

 3  2  179 m<sup>2</sup>  2.65 Hectares

This is the kind of place families wait for, and the kind they rarely get a second chance at. Held in the same family for many years, this 1915 homestead has the warmth and soul you simply can't recreate. Set across 2.63 hectares, with around half in established bush, it feels like a private little world where kids can explore, imaginations run wild, and life slows down in all the right ways. With the school bus stopping right at the gate, the practical side of family living is effortlessly covered.

The 179sqm home is generous and genuinely family-friendly. Three large bedrooms, a proper country farm-style kitchen and dining space where everyone naturally gathers, and multiple living areas that allow busy family life to spread out comfortably. There's a family bathroom with wet-floor showering, plus the bonus of an ensuite. Ceiling and underfloor insulation and the brand new roof and spouting mean the big-ticket work has already been ticked off.

Outside is where the memories are waiting to be made. An established orchard offers apples, lemons, feijoas, nectarines, gooseberries and a lemonade tree, seasonal living at its best. The bush block, natives, pine and eucalyptus trees wrap the property in privacy and adventure, creating space for tree huts, walking tracks and quiet moments. A separate freestanding room adds flexibility for teens, guests, hobbies or working from home.

This isn't just a lifestyle block. It's a family property in the truest sense, ready for the next generation to grow into it, love it, and make it their own.



# PROPERTY INFORMATION

## LEGAL

Legal Description: Lot 1 DP 411106  
Rateable Value: \$590,000  
Floor Area: 179 m<sup>2</sup>  
Land Area: 2.65 Hectares

## REPORTS & INFORMATION

LIM and Council File: STDC Property File  
Title Available: 441516  
Neighbourhood  
School Zoning: Kakaramaea School  
Water & Sewage: Tank Water + Septic Tank

## PROPERTY FREEHOLD

Built In: 1915  
Bedrooms: 3  
Bathrooms: 2  
Lounges: 3  
Roofing: Long Run Iron (new)  
Heating/Cooling:  
Woodburner + Woodburner  
Hot Water: Electric  
Insulation: Ceiling & underfloor  
Glazing: Timber & Aluminium

## CHATELS

Dishwasher, Drapes, 2 x Wall Ovens, Electric  
Hob, Clothesline, Fixed Floor Coverings,  
Extractor Fan in Bathroom x 1, Garden Shed x 2,  
Heated Towel Rail x 1, Heat Pump x 1 + 1 x  
Remote, Light Fittings, Rangehood, Refrigerator,  
Smoke Detectors, TV Brackets, UV Water Filter,  
Woodburner, Implement Shed x 1

**ALISON SMITH**

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\* All information are correct at the time of publication.

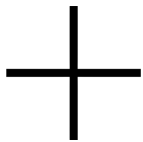
SMITHBISHOP.CO.NZ











# 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** **441516**  
**Land Registration District** **Taranaki**  
**Date Issued** 08 July 2011

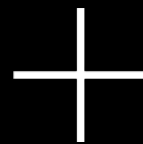
**Prior References**  
TNA1/1310

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**Estate** Fee Simple  
**Area** 2.6357 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 411106  
**Registered Owners**

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**Interests**



## 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."

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