

**38C TAWHITI ROAD
HAWERA**

**SMITH +
BISHOP**



48sqm of No Wasted Space!

**38C TAWHITI ROAD
HAWERA**

1 1 48 m² 784 m²

Tucked down a shared driveway sits 48sqm of compact brilliance – a 2022-built tiny home that proves good things absolutely do come in small, very cool packages.

Modern, sharp and seriously well thought out, this funky little number delivers everything you actually need... and nothing you don't. Double glazing, heatpump, Infinity gas on bottles, and a light-filled open plan kitchen/dining/living zone that makes smart use of every inch. The kitchen is sleek and functional, flowing straight into the living space – perfect for easy everyday living or effortless Airbnb vibes.

The separate rear double bedroom is a real win in the tiny home world, giving you proper privacy (and proper sleep). The cleverly designed bathroom/laundry combo keeps things streamlined without sacrificing function. Even better – the refrigerator and washer/dryer combo are included, so you can pretty much move straight in, or start earning, from day one.

Step outside to a private deck – the ideal little sun trap for morning coffees or end-of-day wines. The section is intentionally minimal (your weekends just got freed up), with parking for two vehicles and smart modern shiplap weatherboards paired with coloured Colorsteel giving it a crisp, contemporary edge.

This is an outstanding option for first-home buyers, downsizers, singles, or investors chasing something different. Live in it. Lock and leave it. Or rent it out. Either way – it beats paying someone else's mortgage. Because honestly... why rent, when you could own something this cool?



PROPERTY INFORMATION

LEGAL

Legal Description:
Lot 2 Deposited Plan 566576
Council Rates: \$3,492.75
Rateable Value: \$260,000
Floor Area: 48 m²
Land Area: 784 m²

PROPERTY FREEHOLD

Built In: 2022
Bedrooms: 1
Bathrooms: 1
Lounges: 1
Roofing: Iron
Heating/Cooling: Heat Pump
Hot Water: Gas Infinity
Glazing: Aluminum - Double Glazing

REPORTS & INFORMATION

LIM and Council File: STDC Property File
Title Available: 1013925
Water & Sewage: Town Supply

CHATTELS

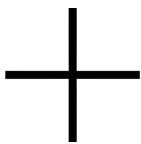
Electric Wall Oven, Hob/Cooktop - Electric, Bathroom Extractor Fan, Fixed Floor Coverings, Garden Shed, Heat Pump & Remote, Infinity Water Heating System, Light Fittings, Rangehood, Refrigerator, Smoke Detector, TV Brackets, Blinds, Net Curtains, Outdoor Solar Lights, Washing Machine/dryer (2 in 1)

ALISON SMITH

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alison@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

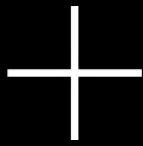
Identifier **1013925**
Land Registration District **Taranaki**
Date Issued 01 December 2021

Prior References
966656

Estate Fee Simple
Area 784 square metres more or less
Legal Description Lot 2 Deposited Plan 566576
Registered Owners

Interests

Appurtenant hereto is a right to drain sewage created by Easement Instrument 8386702.5 - 10.3.2010 at 12:20 pm
The easements created by Easement Instrument 8386702.5 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way, a right to convey electricity, water, telecommunications and gas and a right to drain sewage created by Easement Instrument 12268210.3 - 1.12.2021 at 3:33 pm
The easements created by Easement Instrument 12268210.3 are subject to Section 243 (a) Resource Management Act 1991
13031337.2 Mortgage to ANZ Bank New Zealand Limited - 21.6.2024 at 2:58 pm



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.



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.

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

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