

661 MANAIA ROAD
Kapuni

SMITH+
BISHOP



MODERN HOME, COUNTRY FREEDOM

**661 MANAIA ROAD
KAPUNI**

 4  2  2  246 m²  2.2 Hectares

A lifestyle opportunity awaits on 2.2 hectares of peaceful countryside, showcasing a stunning Latitude home completed in 2022.

Designed with modern living in mind, the heart of the home is a light-filled open-plan kitchen and dining space that flows effortlessly to a covered alfresco entertaining area, perfect for summer BBQs and relaxed family gatherings. The stylish Elite kitchen is a standout, featuring a striking Miss Lolo designer glass splashback, quality appliances including an induction cooktop, a generous scullery, and a large granite island that anchors the space as a true entertainer's hub. A separate media room sits just off the main living area, offering the ideal retreat for kids, movie nights, or quiet downtime. Accommodation is generous, with three well-proportioned queen bedrooms plus a spacious super-king master suite complete with walk-in wardrobe, ensuite, and ranch slider opening to a private patio, currently home to the owners' spa pool.

Step outside and unwind while listening to the nearby Kaupokonui River, or wander down to your own private swimming spot for a refreshing dip.

The land is well set up for lifestyle living, divided into four securely fenced paddocks with water supplied throughout via the Waimate West Water Scheme. Infrastructure is impressive, including a large plastic-covered shed with a concrete floor and power, a powered workshop, two steel shipping containers, and a repurposed cowshed offering three stables plus additional storage. Located in Kapuni, this property enjoys a peaceful rural setting while remaining conveniently close to Manaia and Kaponga, with Hawera and Stratford approximately 20 minutes away.



PROPERTY INFORMATION

LEGAL

Legal Description:

Lot 1 Deposited Plan 555626

Council Rates: \$3107.65

Floor Area: 246 m²

Land Area: 2.2 Hectares

PROPERTY FREEHOLD

Built In: 2023

Bedrooms: 4

Bathrooms: 2

Lounges: 2

Roofing: Longrun/ Coloursteel

Heating/Cooling: Centralised Heat Transfer

Hot Water:

Infinity Water Heating System

Insulation: Ceiling & walls (not garage)

Glazing: Double-Glazing

REPORTS & INFORMATION

LIM and Council File: STDC Property File

Title Available: Yes

Water & Sewage:

Waimate West Water Scheme + Septic Tank

CHATELS

Auto Garage Door Opener x1 & Remotes x2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Hob - Electric, Induction, Extractor Fans x2, Fixed Floor Coverings, Infinity Water Heating System, Light Fittings, Rangehood, Smoke Detectors, Tinted Windows, Centralised Heat Transfer, TV brackets x 2, Fireplace in Alfresco area,

ALISON SMITH

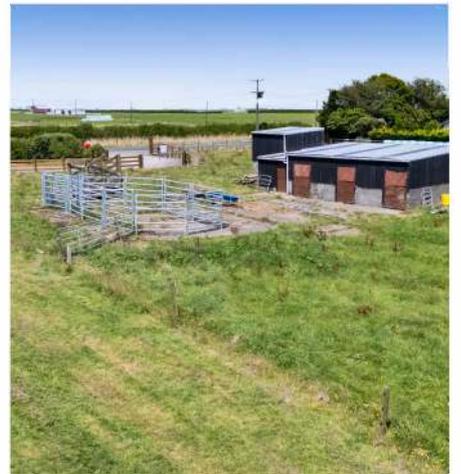
0272067479

alison@smithbishop.co.nz

* All information are correct at the time of publication.

SMITHBISHOP.CO.NZ



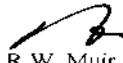




**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 968298
Land Registration District Taranaki
Date Issued 15 March 2021

Prior References
TNJ1/662

Estate Fee Simple
Area 2.2020 hectares more or less
Legal Description Lot 1 Deposited Plan 555626
Registered Owners

Interests

Subject to Section 8 Mining Act 1971
Subject to Part IV A Conservation Act 1987
Subject to Section 168A Coal Mines Act 1925
12031603.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.3.2021 at 11:00 am
12031603.3 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 15.3.2021 at 11:00 am
12413411.3 Mortgage to ANZ Bank New Zealand Limited - 25.3.2022 at 1:26 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.”

SMITH+
BISHOP