

**11 VICTORIA STREET**  
HAWERA

SMITH+  
BISHOP



# "Buy the Location. Add The Polish"

## 11 VICTORIA STREET

HAWERA

 2  1  1  110 m<sup>2</sup>  314 m<sup>2</sup>

Some homes try too hard. This one doesn't, it simply sits in one of the best spots in town and lets the location do a lot of the talking.

Built in 1971, solid brick, this 110sqm home occupies a tightly held position right on the doorstep of the town centre, the kind buyers wait for and neighbours quietly hope never comes up. Inside, the layout is honest, practical, and filled with natural light. The open-plan dining and living area forms the hub of the home, complete with a heat pump.

Two bedrooms sit quietly at the rear, both with robe space, one slightly more generous!

The kitchen enjoys a pleasant street outlook and has already had a gentle refresh with painted cabinetry, an electric stove, and a double-glazed aluminium window, while the remainder of the home retains timber joinery, a reminder of its era and an invitation for future ideas.

Bathroom facilities are simple and functional, featuring a shower and vanity, complemented by a separate toilet, always appreciated!

Internal access garaging (automatic) adds everyday convenience, while the 314sqm freehold section keeps life refreshingly low-maintenance. The rear is fully fenced with easy-care concrete and just enough garden to potter without accidentally creating a weekend project.

Updates to the home include new drapes, a new automatic garage door, and the installation of the heat pump. This is not the finished product. It's the good bones, great position, and quiet opportunity buyers are always chasing.

Town close. Potential written all over it. Bring your ideas, this one will meet you halfway.



# PROPERTY INFORMATION

## LEGAL

Legal Description: Lot 2 DP 10467  
Council Rates: \$3768.12  
Rateable Value: \$355,000  
Floor Area: 110 m<sup>2</sup>  
Land Area: 314 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: 1970's  
Bedrooms: 2  
Bathrooms: 1  
Lounges: 1  
Roofing: Tile  
Heating/Cooling: Heat Pump  
Hot Water: Electric  
Insulation: Ceiling  
Glazing: Aluminum & Timber

## REPORTS & INFORMATION

Water & Sewage: Town Supply

## CHATELS

Auto Garage Door Opener x1 and 2 Remotes,  
Clothesline, Electric Stove, Fixed Floor  
Coverings, Garden Shed, Heat Pump & Remote  
x1, Light Fittings, Smoke Detectors, Drapes, Net  
Curtains

**ALISON SMITH**

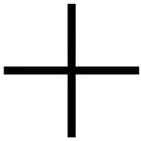
0272067479  
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\* All information are correct at the time of publication.

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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** **TNC3/184**  
**Land Registration District** **Taranaki**  
**Date Issued** 28 June 1972

**Prior References**  
TNC2/1061

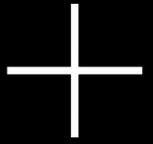
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**Estate** Fee Simple  
**Area** 314 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 10467  
**Registered Owners**

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**Interests**

# 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.”

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