

72 VICTORIA STREET
HAWERA

SMITH+
BISHOP



The Section. The Grand Lady. The Comeback.

72 VICTORIA STREET

HAWERA

 4  2  1  166 m²  1012 m²

Homes like this don't come along often. Built in 1918, this grand old lady has stood proudly for more than a century. Now, she's had a makeover that beautifully brings her into the present while honouring everything that made her special.

Set on a classic ¼ acre section right in town, this is the type of property families dream about. The structure was built to last in an era when craftsmanship mattered. Today, it has been polished to a high standard, delivering the perfect balance of character and modern comfort. Inside, the generous 166sqm floorplan offers space where it counts. Four bedrooms plus a dedicated office create flexibility for growing families, working from home, or simply spreading out. The heart of the home is the open plan kitchen, dining and living area, anchored by a beautiful new Hawera Kitchen. It's a striking blend of old and new, with original brickwork from the fireplace thoughtfully retained, adding warmth and a quiet nod to the home's history. The renovations here have been extensive and carefully considered. A new roof, new plumbing, complete rewiring and new floor coverings mean the hard work has already been done. Two bathrooms provide everyday practicality. Soft, layered window furnishings add a refined touch throughout: white blackout-lined drapes paired with sheer pencil pleat voiles allow natural light to filter gently through the home while maintaining privacy and comfort. Modern conveniences are all here too: Infinity hot water and full insulation in the walls, ceiling and underfloor.

Step outside and the living continues onto the rear deck offering extended living and overlooking the expansive backyard. The section is a true blank canvas, ideal for children to run, gardens to grow, or future plans to unfold. And the location? Exceptionally convenient. Less than 300 metres to the supermarket, a short 600 metre stroll to the town library, and only 2 kilometres to two of Hawera's popular primary schools. This is more than a renovation, it's the revival of a beautiful piece of Hawera history, ready to welcome the next family through its doors. Grand, character-filled, and thoughtfully modernised.



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 72 DP 2933
Council Rates: \$3931.30
Rateable Value: \$475,000
Floor Area: 166 m²
Land Area: 1012 m²

PROPERTY FREEHOLD

Built In: 1918
Bedrooms: 4
Bathrooms: 2
Lounges: 1
Roofing: Zincalume
Heating/Cooling: Heat Pump
Hot Water: Gas Infinity
Insulation: Ceiling, Walls & Floor
Glazing:
Aluminum Double Glazed & Timber

REPORTS & INFORMATION

Title Available: Yes
Water & Sewage: Town Supply

CHATELS

Clothesline, Dishwasher, Electric Oven, Gas Hob, Bathroom Extractor Fan x2, Fixed Floor Coverings, Heat Pump & Remotes x1, Infinity Water Heating System, Light Fittings, Rangehood, Smoke Detectors, Blinds, Linen Voiles, Bar Fridge in Kitchen

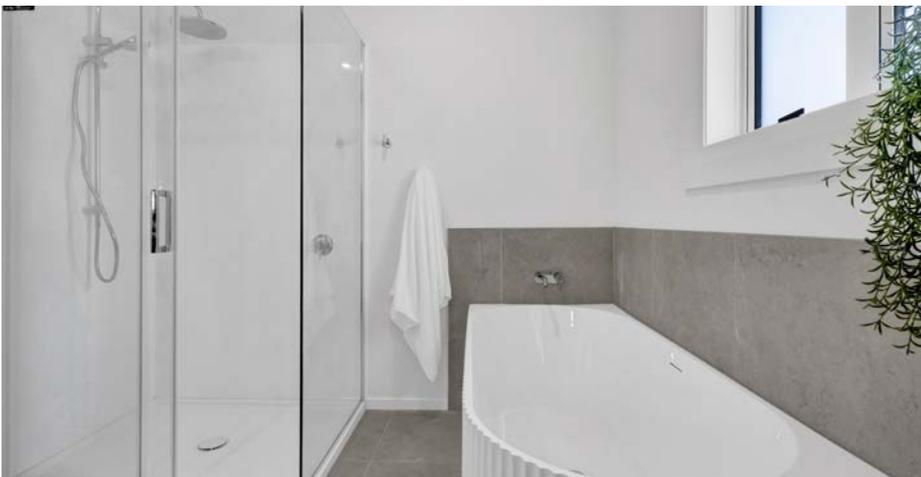
ALISON SMITH

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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 **TNE3/1133**

Land Registration District **Taranaki**

Date Issued 18 January 1979

Prior References

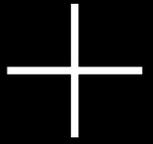
TN76/144

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Lot 72 Deposited Plan 2933
Registered Owners

Interests

10019573.3 Mortgage to TSB Bank Limited - 7.4.2015 at 1:01 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
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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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