

32 WYNYARD STREET
NORMANBY

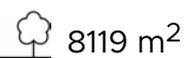
SMITH+
BISHOP



Take a Look... Then Take It In.

32 WYNYARD STREET

NORMANBY

 4  2  2  214 m²  819 m²

There's something about this property that feels incredibly inviting. Set on approximately 8119sqm, it offers a level of space and freedom that's becoming increasingly hard to find. Originally constructed in 1965 and relocated from Hawera, this solid weatherboard home has been thoughtfully restored and extended over time, evolving into a generous family home full of character, flexibility, and warmth. And the way it sits within the land - slightly elevated, with that beautiful outlook across the lawn and surrounding trees - it almost feels like a tree house. A place where life naturally centres around space, light, and connection. At the heart of the home, the kitchen and living areas form the main gathering wing. Well appointed with gas hobs, double ovens, and excellent storage, flowing effortlessly through to dining and multiple living zones. French doors open out to an expansive wraparound deck, one of the largest you'll come across, perfectly positioned to capture the sun and enjoy nature. From here, that magnificent walnut tree anchors the setting, creating a scene that feels more rural than town.

The home itself has been cleverly configured to provide both connection and separation. The master suite sits privately with its own ensuite and generous wardrobe space, while a separate bedroom wing accommodates three additional bedrooms, serviced by a family bathroom and separate toilet. Add the combination of woodburner, gas heating, heat pump, partial double glazing and DVS.

But what truly sets this property apart... is what lies beyond the home. The barn. A striking board-and-batten structure that delivers far more than meets the eye, a substantial workshop, additional rooms and self contained accommodation for extended family and guests.

The land itself offers even more, a balance of open lawn, sheltered paddock, and a natural lower area that has been the backdrop for years of childhood adventures! With town water and Residential zoning this is a property that not only delivers for today... but offers options for tomorrow. More than just a home, it's space, lifestyle, and flexibility, all in one. "The Grown-Up Tree House." and one you truly need to experience to appreciate.



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 1 DP 19950
Council Rates: \$2658.92
Floor Area: 214 m²
Land Area: 8119 m²

PROPERTY FREEHOLD

Built In: 1965 (2002)
Bedrooms: 4
Bathrooms: 2
Lounges: 2
Roofing: Coloursteel
Heating/Cooling:
Woodburner + Heatpump + Gas Heater
Hot Water:
Infinity Water Heating System
Insulation:
Ceiling, underfloor, partial walls
Glazing:
Aluminium (partial double glazing)

REPORTS & INFORMATION

LIM and Council File: STDC Property File
Title Available: TNK4/992
Water & Sewage:
Metered water + septic tank

CHATELS

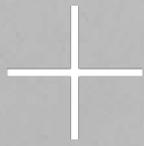
Double Electric Ovens, Woodburner, 1 x Heatpump + 1 x Remote, Gas heater in lounge, 2 x Infinity Units, DVS, "as is" Alarm System, Water Filter, Drapes, Blinds, Nets, Chook House, Automatic Garage Door Opener x 2 + 4 x Remotes, Clothesline, Dishwasher, Gas hobs, Extractor fans x 2, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rail x 2, Light Fittings, Rangehood, Refrigerator, Ceramic Hot Plate x 1, Smoke Detectors

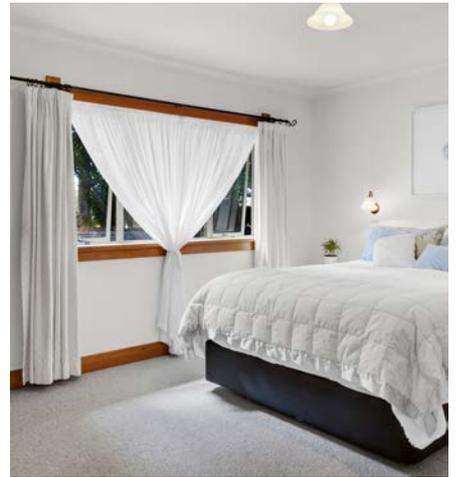
ALISON SMITH

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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

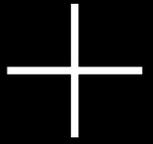
Identifier **TNK4/992**
Land Registration District **Taranaki**
Date Issued 23 November 1998

Prior References
TN91/295

Estate Fee Simple
Area 8119 square metres more or less
Legal Description Lot 1 Deposited Plan 19950
Registered Owners

Interests
5492392.3 Mortgage to ASB Bank Limited - 18.2.2003 at 9:00 am

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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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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