



253 LOWER PITONE ROAD
OAKURA






SMITH+
BISHOP



Where Modern Living Meets Rural Bliss

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OAKURA

 4  2  3  306 m²  1.5596 Hectares

Welcome to a home where lifestyle, comfort, and location unite in perfect harmony. Nestled in picturesque rural surroundings with breathtaking mountain and sea views, this remarkable property offers a rare blend of contemporary luxury and country serenity, all just a short drive from Oakura Village, Okato, and New Plymouth.

As you turn into the cherry tree-lined driveway, you'll immediately feel the sense of calm and privacy this property provides. The beautifully designed four-bedroom, two-bathroom home exudes warmth and character, featuring double glazing, central heating, and a heat transfer system for effortless year-round comfort.

At the heart of the home lies a stunning open-plan kitchen, dining, and living area, a bright, inviting space where family and friends can gather with ease. The seamless flow to the outdoors makes entertaining a joy, while the thoughtfully designed kitchen ensures everyday living is both stylish and practical. A separate formal lounge offers a quiet haven to unwind, and an additional flexible living area can easily transform into a home office, gym, reading nook, or playroom, whatever best suits your lifestyle.

The master suite is a private retreat, complete with a generous walk-in wardrobe and an elegant ensuite, while three additional bedrooms provide ample space for family or guests. Both bathrooms feature underfloor heating for that extra touch of comfort, and a separate WC adds everyday convenience. The home also includes a well-appointed laundry with internal access to the triple-car garage, which offers abundant storage and a versatile loft space above, perfect for hobbies or seasonal items.



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 1 DP 479356
Rateable Value: \$1,670,000
Floor Area: 306 m²
Land Area: 1.5596 Hectares

REPORTS & INFORMATION

LIM and Council File: Yes
Title Available: Yes
Water & Sewage:
Septic Tank - Water - 2 x 30,000L

PROPERTY FREEHOLD

Built In: 2000's
Bedrooms: 4
Bathrooms: 2
Lounges: 2
Roofing: Tile (iron)
Heating/Cooling: Heat Pump, Transfer System, Underfloor in Bathrooms.
Hot Water: Solar & Electric
Insulation: Roof, Walls
Glazing: Double-Glazing

CHATELS

Auto garage door opener x2 and remotes x2, clothesline, dishwasher, electric oven, electric hob, extractor fan x2, fixed floor coverings, garden shed x1, heated towel rail x1, heat pump x1 & remotes x1, light fittings, rangehood, smoke detector x2, 1 x2 bay shed top paddock, 10mx11m shed, 9m x 3.6m shed, underfloor heating in bathrooms x 2, separate WC, spa pool (as is)

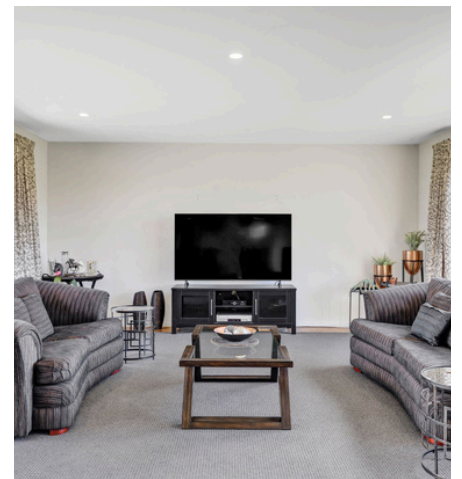
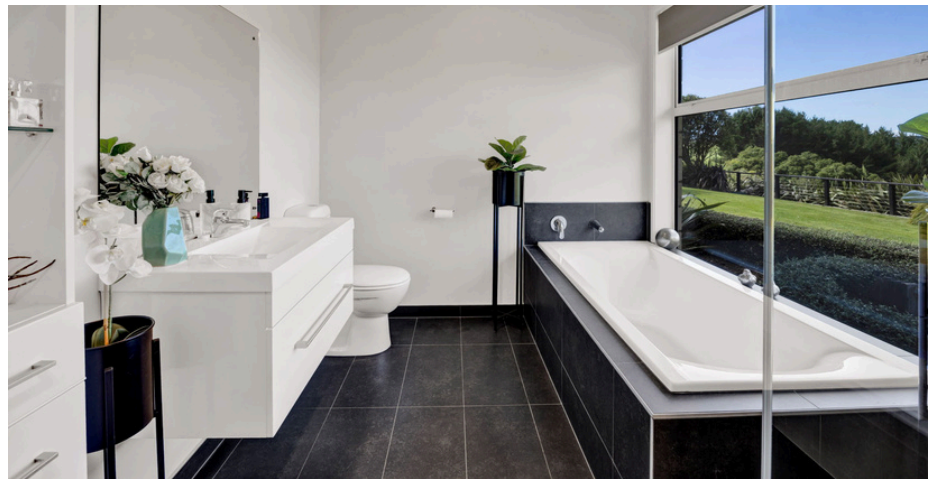
ANJIE COOK

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* 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

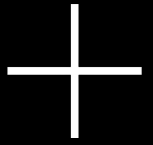
Identifier 667833
Land Registration District Taranaki
Date Issued 17 October 2014

Prior References
443414

Estate Fee Simple
Area 1.5596 hectares more or less
Legal Description Lot 1 Deposited Plan 479356
Registered Owners

Interests

Land Covenant in Easement Instrument 8163073.3 - 27.5.2009 at 3:24 pm
8163073.4 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 27.5.2009 at 3:24 pm
9837115.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.10.2014 at 12:06 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.

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



ANJIE COOK

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Meet Anjie — a real estate professional with over 13 years of industry experience and a genuine passion for property and community. With a background spanning 23 years in legal and banking, Anjie brings a unique blend of expertise and care to every client she works with.

Anjie is more than just a real estate agent; she's a trusted guide who makes the buying and selling process seamless and stress-free. Her approach is built on trust, integrity, and results, fostering long-term relationships that keep clients coming back.

"I believe real estate is about more than just transactions. It's about forming genuine connections and celebrating my clients' successes," Anjie says.

Known for her exceptional negotiation skills, Anjie consistently delivers outstanding results, from achieving top dollar for sellers to securing dream properties for buyers. Her tailored, detail-focused approach ensures every client's experience exceeds expectations.

With her contagious enthusiasm and commitment to going the extra mile, Anjie is ready to help you achieve your property goals and make your real estate journey an enjoyable one.

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