

21 ROBSON STREET
NORMANBY

SMITH+
BISHOP



Warning: Viewing May Result In An Offer

21 ROBSON STREET

NORMANBY

 3  1  2  132 m²  961 m²

My Vendors have loved every year in this home — and it shows. Their 1990s brick and aluminium beauty has been a fantastic family base, and now it's ready to do the same for you.

Set in one of Normanby's quietest streets, a genuine no-exit cul-de-sac, this is the kind of address where kids play out front and neighbours wave. The kind of street where traffic only comes down to visit people, not just drive by!

Inside, the sunny lounge is warmed by new gas heating, the kitchen and dining flow together beautifully, an incredibly sunny lounge and three good-sized bedrooms give everyone their own space. The "Jack and Jill" bathroom to the master is a clever touch families will love. DVS, Infinity gas hot water, separate laundry, with the recent installation of blinds and sunblinds installed. Outside, the well-fenced 961m² section has established fruit trees, loads of room for kids and pets, and a freestanding double garage that's as solid as the house itself. Brick construction means low maintenance and lasting quality.

The bones are brilliant, and there's plenty of scope to add your own stamp over time. Whether that's a garden makeover, a deck, or just your own colour palette, this home will reward every bit of love you put in. This is a home that's been genuinely loved. Come and feel it for yourself.

THE NUMBERS: 3 bed | 1 bath | 132m² floor | 961m² section | Double garage | Freehold | Built 1993



PROPERTY INFORMATION

LEGAL

Legal Description: Lot 492 DP 22
Council Rates: \$3,859.91
Rateable Value: \$440,000
Floor Area: 132 m²
Land Area: 961 m²

PROPERTY FREEHOLD

Built In: 1993
Bedrooms: 3
Bathrooms: 1
Lounges: 1
Roofing: Steel
Heating/Cooling: Vented gas heater
Hot Water: Gas - Infinity
Insulation: Ceiling
Glazing: Aluminum

REPORTS & INFORMATION

LIM and Council File: STDC Property File
Title Available: Yes
Water & Sewage: Town Supply

CHATELS

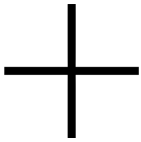
Clothesline, Dishwasher, Electric Stove, Extractor Fan, Fixed Floor Coverings, Garden Shed, Heated Towel Rail, Infinity Water Heating System, Light Fittings, Rangehood, Smoke Detectors, Waste Disposal, DVS System, Blinds, Sunblinds, Drapes, Nets, Vented Gas Heater

ALISON SMITH

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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 **TNC4/1269**

Land Registration District **Taranaki**

Date Issued 07 March 1974

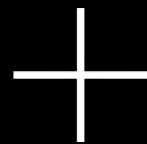
Prior References

TN112/192

Estate Fee Simple
Area 961 square metres more or less
Legal Description Lot 492 Deposited Plan 22
Registered Owners

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.”

POWERED BY

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