

**74B WILSON STREET**  
HAWERA

SMITH+  
BISHOP



# The townhouse life without the wait

## 74B WILSON STREET

HAWERA

 2  1  1  125 m<sup>2</sup>  353 m<sup>2</sup>

Tucked quietly at the rear, this 2019 Roger Prestidge-built brick townhouse is exactly what buyers hunt for and rarely find: sunny, secure, incredibly low maintenance, and an easy walk to town. Why build when you can step straight into something this effortless.

Inside, the layout is well considered. A generous master bedroom complemented by a second bedroom plus a handy office or study. The bathroom offers both a bath and separate shower, with the convenience of a standalone toilet.

The open-plan living is warm and light filled, capturing sun throughout the day and spilling out to a compact outdoor area that's easy to care for but still gives you space to enjoy fresh air. Infinity hot water, Healthy Homes Compliance and modern construction mean comfort without the upkeep.

A single internal-access automatic garage completes the picture, keeping everything practical and simple.

If you want tidy, private living in a prime location without the headache of building or renovating, this is the one that just makes sense.

THE NUMBERS: 2 bed | 1 study | 1 bath | 125m<sup>2</sup> floor | 353m<sup>2</sup> section | Single garage | Freehold | Built 2019



# PROPERTY INFORMATION

## LEGAL

Legal Description:

Lot 3 Deposited Plan 536745

Council Rates: \$4206.65

Rateable Value: \$610,000

Floor Area: 125 m<sup>2</sup>

Land Area: 353 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: 2019

Bedrooms: 2

Bathrooms: 1

Lounges: 1

Roofing: Iron

Heating/Cooling: Heat pump

Hot Water: Infinity Hot Water

Insulation: Walls & Ceiling

Glazing: Aluminum Double-Glazing

## REPORTS & INFORMATION

LIM and Council File: Yes

Title Available: Yes

Water & Sewage: Town Supply

## CHATELS

Auto Garage door opener x1 and 2 remotes, Clothesline, Dishwasher, Extractor Fan, Fixed Floor Coverings, Garden Shed, Heated Towel Rail, Heat Pump, Infinity Water Heating System, Light Fittings, Rangehood, Refrigerator, Smoke Detectors, Electric Wall Oven, Electric Hobs, Nets, Blinds

**ALISON SMITH**

0272067479

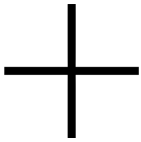
alison@smithbishop.co.nz

\* 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** **890805**  
**Land Registration District** **Taranaki**  
**Date Issued** 27 February 2020

**Prior References**  
TNF1/912

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**Estate** Fee Simple  
**Area** 353 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 536745  
**Registered Owners**

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**Interests**

Subject to a right of way, a right to drain water & sewage, a right to convey water, gas, electricity & telecommunications over part marked C & D and a party wall right over part marked G all on DP 536745 created by Easement Instrument 11667403.2 - 27.2.2020 at 3:47 pm

Appurtenant hereto is a right of way, a right to drain water & sewage, a right to convey water, gas, electricity & telecommunications and a party wall right created by Easement Instrument 11667403.2 - 27.2.2020 at 3:47 pm

The easements created by Easement Instrument 11667403.2 are subject to Section 243 (a) Resource Management Act 1991

# 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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