

15E ROSPEATH CRESCENT
SPOTSWOOD

SMITH+
BISHOP



Stop Paying Someone Else's Mortgage

15E ROSPEATH CRESCENT SPOTSWOOD

 3  1  1  132 m²  474 m²

Let's be honest ...Your first home doesn't need to be perfect, it needs to be possible.

And your next investment? It needs to stack up.

Built in the 1910s, it's solid, but more importantly, some of the heavy lifting has already been done. Updated kitchen, new flooring, mostly double glazed, and a woodburner ready to carry you through winter.

Three bedrooms, a straightforward layout, and nothing here that's going to blow the budget before you've even moved in.

Set on a 474sqm freehold section, it's easy-care, manageable, and exactly the kind of set up that works when you're getting started, or thinking long-term.

Here's the reality...Entering the market isn't getting easier, which is exactly why opportunities like this matter. This is the entry point buyers keep talking about but struggle to find. Affordable, liveable, and with room to improve over time if you choose to.

First home buyers, this is your chance to stop sitting on the sidelines.

Investors, simple, solid, and ready to go, with upside still available.

No overthinking. No overcomplicating. Just a smart, accessible move.

THE NUMBERS: 3 bed | 1 bath | 132m² floor | 474m² section | Single garage | Freehold | Built 1910



PROPERTY INFORMATION

LEGAL

Legal Description:

Lot 1 Deposited Plan 582976

Council Rates: \$3,619.31

Rateable Value: \$485,000

Floor Area: 132 m²

Land Area: 474 m²

PROPERTY FREEHOLD

Built In: 1910's

Bedrooms: 3

Bathrooms: 1

Lounges: 1

Roofing: Iron

Heating/Cooling: Heat Pump + Woodburner

Hot Water: Infinity

Insulation:

Ceiling, underfloor, partial walls

Glazing: Aluminum, Double-Glazing

REPORTS & INFORMATION

LIM and Council File: Yes

Title Available: Yes

Water & Sewage: Town

CHATELS

Electric Stove, Extractor Fan, Fixed Floor Coverings, Heated Towel Rail x1, Heat Pump & Remote x1, Infinity Water Heating System, Light Fittings, Woodburner, Drapes, TV Brackets x2

ALISON SMITH

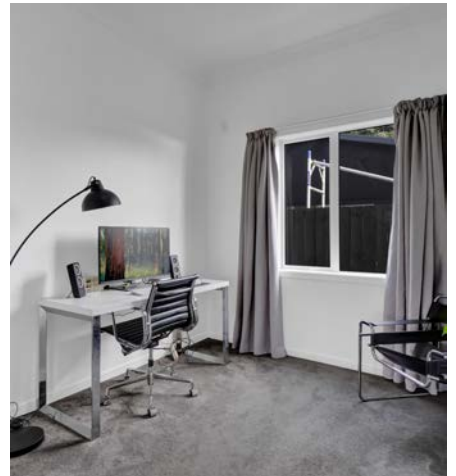
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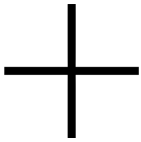
alison@smithbishop.co.nz

* 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 **1092730**
Land Registration District **Taranaki**
Date Issued 14 March 2024

Prior References
TNA2/384

Estate Fee Simple
Area 474 square metres more or less
Legal Description Lot 1 Deposited Plan 582976
Registered Owners

Interests

Appurtenant hereto are rights of way and rights to drain sewage specified in Easement Certificate 127220 - 27.2.1963 at 2:36 pm

The easements specified in Easement Certificate 127220 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

10718200.3 Mortgage to TSB Bank Limited - 21.4.2017 at 3:00 pm

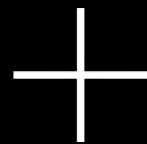
12936656.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 14.3.2024 at 8:48 am and entered 26.6.2024 at 7.01 am

Subject to a right to drain sewage over part marked B on DP 582976 created by Easement Instrument 12936656.4 - produced 14.3.2024 at 8:48 am and entered 26.6.2024 at 7.01 am

Appurtenant hereto is a right to convey electricity and telecommunications created by Easement Instrument 12936656.4 - produced 14.3.2024 at 8:48 am and entered 26.6.2024 at 7.01 am

Some of the easements created by Easement Instrument 12936656.4 are subject to Section 243 (a) Resource Management Act 1991 (see DP 582976)

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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