

**13 REGENT STREET**  
HAWERA

SMITH+  
BISHOP



# Two Homes. One Incredible Opportunity

## 13 REGENT STREET

### HAWERA

 6  3  2  350 m<sup>2</sup>  1012 m<sup>2</sup>

Never before offered to the market, 13 Regent Street, Hawera is one of those rare in-town properties that genuinely stands apart. A substantial family home on a generous section is hard enough to find, add fully self-contained additional accommodation and the opportunities here become something else entirely. Built in 1953, the main dwelling is a tidy roughcast home with tile roof, recently refreshed with interior paint and new carpet throughout. The family-friendly floorplan offers four bedrooms, a renovated bathroom, flexible living spaces and a functional open-plan kitchen with excellent storage. Infinity hot water, DVS, a large gas fire, internal access tandem garaging and a spacious laundry complete a comfortable, practical home. Privately positioned behind the garage, the self-contained second dwelling adds incredible versatility. Originally extended around 15 years ago and extensively renovated approximately six years ago, it features open-plan living, a well-equipped kitchen, heat pump, Infinity hot water, ensuite, separate laundry and additional flexible rooms for office, storage or extended family living. Outdoor spaces are private and peaceful with decking, a glasshouse and garden shed. Both dwellings are double glazed, Healthy Homes compliant, and have previously achieved rental returns of approximately \$620 per week each. Whether you're searching for a large family home, intergenerational living, dual-income investment or home-and-income opportunity, this is a property that delivers options rarely seen in such a central Hawera location.



# PROPERTY INFORMATION

## LEGAL

Legal Description: Lot 19 DP 1  
Council Rates: \$3,840.75  
Floor Area: 350 m<sup>2</sup>  
Land Area: 1012 m<sup>2</sup>

## PROPERTY FREEHOLD

Built In: 1953/2013  
Bedrooms: 6  
Bathrooms: 3  
Lounges: 2  
Roofing: Concrete Tiles  
Heating/Cooling:  
Heat Pump, Electric Gas Heater  
Hot Water:  
Infinity Water Heating System  
Insulation:  
Ceiling, Walls and Main House Underfloor  
Glazing: Aluminum - Double Glazed

## REPORTS & INFORMATION

LIM and Council File: STDC Property File  
Title Available: TNG1/154  
Water & Sewage: Town Supply

## CHATELS

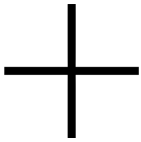
Auto Garage Door Opener x1 & Remotes x2,  
Clothesline x2, Dishwasher x2, Bathroom  
Extractor Fan x3, Fixed Floor Coverings, Garden  
Shed x2, Heated Towel Rail x3, Heat Pump &  
Remote x1, Infinity Water Heating System x2,  
Light Fittings, Rangehood x2, Refrigerator in  
Rear Unit, Smoke Detectors, TV Brackets x1,  
Wall Ovens x2, Electric Hob x2, Glasshouse,  
Electric Gas Heater x1, Washing Machine x1, DVS  
System x2, TV x1, Blinds, Assortment of Drapes,  
Spare Roof Tiles

**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** **TNG1/154**  
**Land Registration District** **Taranaki**  
**Date Issued** 08 August 1983

**Prior References**  
TN2/237

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**Estate** Fee Simple  
**Area** 1012 square metres more or less  
**Legal Description** Lot 19 Deposited Plan 1  
**Registered Owners**

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**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.”

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