

409 OHANGAI ROAD
HAWERA

SMITH *Group*



Your First Taste of Country

 3  1  2  114m²  1313m²

If you've been dreaming of escaping the hustle without sacrificing convenience, an affordable home with a genuine country feel without leaving town too far behind, this could be just the one. Set on a generous section just minutes from Hawera, this cosy 1930s cottage offers space to breathe, room to grow and a relaxed lifestyle that's becoming increasingly hard to find.

Inside, you'll find a sunny open-plan kitchen, dining and living area that instantly feels like home. Over the past five years, renovations have enhanced the home while retaining its cottage charm, creating three generous bedrooms and comfortable living.

Outside, there's plenty on offer too. A double garage, woodshed, two entranceways (so handy), on town water supply, a large disused water tank (perfect for the garden in the summer) and room to spread out make this a practical lifestyle choice.

Whether you're buying your first home, looking for a family base, or simply craving a slower pace of life with a beautiful rural outlook, this property delivers that perfect balance of country living and town convenience.

Come and experience the lifestyle for yourself. I think you'll feel right at home.



ALISON SMITH

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PROPERTY INFORMATION

LEGAL

LEGAL DESCRIPTION	Lot 3 Deposited Plan 9715
COUNCIL RATES	\$1686.08
RATEABLE VALUE	\$375,000
FLOOR AREA	114 m ²
LAND AREA	1313 m ²

PROPERTY FREEHOLD

BUILT IN	1935
BEDROOMS	3
BATHROOMS	1
LOUNGES	1
ROOFING	Iron
HEATING/COOLING	Woodburner
HOT WATER	Electric
INSULATION	Ceiling
GLAZING	Timber

REPORTS & INFORMATION

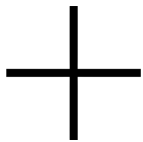
LIM AND COUNCIL FILE	STDC Property File
TITLE AVAILABLE	TNB1/480
WATER & SEWAGE	Town Water + Septic Tank

CHATTELS

Clothesline, Electric Stove, Fixed Floor Coverings, Light Fittings, Rangehood, Smoke Detectors, Shower Dome, Nets, Drapes, Woodshed, Woodburner, HRV, Water Filter







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 **TNB1/480**

Land Registration District **Taranaki**

Date Issued 27 April 1967

Prior References

TN91/172

Estate	Fee Simple
Area	1313 square metres more or less
Legal Description	Lot 3 Deposited Plan 9715
Registered Owners	

Interests



DISTINCT | REFINED | INNOVATIVE

We are SMITH Group. A natural evolution of Smith + Bishop.

Founded in 2023, the brand was established to challenge the traditional real estate model, delivering a more tailored, boutique experience in Taranaki. It is now strengthened by a handpicked team and a clear, forward-focused vision.

We deliver something only a boutique agency can offer: that personal, local touch combined with an uncompromising attention to detail.

With years of experience and deep local market knowledge, our strength lies in offering a considered alternative to traditional real estate. We focus on quality service, backed by a genuine commitment to building long-term relationships founded on trust, integrity, and results.

We live, sleep and breathe real estate.

We understand that the most valuable part of any property journey is, quite simply, you. That's why our approach is built around understanding your goals, your expectations, and what success looks like for you, so we can deliver exactly that.

We are distinct, refined, and forward-thinking. We strive to deliver a bespoke level of service that sets us apart, with a modern and polished approach to real estate. As the industry evolves, so do we by embracing smart technology, considered marketing, and innovative strategies to ensure you stay one step ahead.

We take pride in our standards, our professionalism, and the way we do business.

We look forward to working with you.



ALISON SMITH **Owner & Salesperson**

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The 'Smith' of Smith Group – 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."



ANJIE COOK **Sales Consultant**

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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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