

6 CAMPBELL STREET
HAWERA

SMITH *Group*



The Joy of Easy Living

 2  1  1  112m²  553m²

Just a short stroll from town, a fantastic kindergarten and the ever-popular Tawhiti School, this inviting home is all about easy, comfortable living.

Constructed in 1982, the low-maintenance brick, tile and aluminium home enjoys a wonderfully sunny aspect and a practical 112sqm floorplan. The open plan living and dining area is filled with natural light and flows effortlessly to the tidy original kitchen, creating a warm and welcoming hub.

Two generous double bedrooms, each with built-in wardrobes, are complemented by a modern bathroom featuring a wet-floor shower and toilet. Thoughtful updates over the years include quality carpet and the convenience of internal access garaging, with the original carport now fully enclosed and fitted with an automatic door.

Outside, the sunny rear yard provides space to relax, potter in the garden or enjoy with family and pets. With its comfortable feel, good location and low-maintenance appeal, this is a home that will suit first-home buyers, downsizers and investors alike.



ALISON SMITH

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PROPERTY INFORMATION

LEGAL

LEGAL DESCRIPTION	Lot 1 DP 18148
COUNCIL RATES	\$3,788.51
RATEABLE VALUE	\$405,000
FLOOR AREA	112 m ²
LAND AREA	553 m ²

PROPERTY FREEHOLD

BUILT IN	1982
BEDROOMS	2
BATHROOMS	1
LOUNGES	1
ROOFING	Decramastic tile
HOT WATER	Electric
INSULATION	Ceiling
GLAZING	Aluminum

REPORTS & INFORMATION

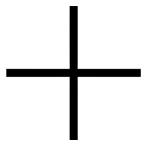
LIM AND COUNCIL FILE	STDC Property File
TITLE AVAILABLE	Yes
WATER & SEWAGE	Town Supply

CHATTELS

Auto Garage Door Opener, Clothesline, Electric Stove, Extractor Fan Bathroom, Fixed Floor Coverings, Garden Shed, Light Fittings, Smoke Detectors x2, 1 x Remote (as is), Bathroom Wall Heater, Water Filter, Drapes, Nets







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 **TNJ4/851**
Land Registration District **Taranaki**
Date Issued 12 September 1994

Prior References
TNF3/65

Estate	Fee Simple
Area	553 square metres more or less
Legal Description	Lot 1 Deposited Plan 18148
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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