

22B VICTORIA STREET
HAWERA

SMITH *Group*



Location First. Sunshine Always.

 2  1  1  90m²  330m²

They say you can't change the location, and you definitely can't manufacture sunshine. Lucky for you, this home has an abundance of both!

Set in one of Hawera's most sought-after pockets, this is the kind of address people wait for. Close enough to everything you need, yet peaceful enough to enjoy every day. I would challenge you to find a sunnier townhouse.

From the moment you walk through the door, natural light pours into the open plan living, dining and kitchen, making the whole home feel warm, bright and incredibly inviting.

Built in 1985 from dependable brick and tile, it's the sort of home that's easy to own and even easier to enjoy. The kitchen has been updated over the years, there are two generous double bedrooms, a renovated wet-floor bathroom, a separate toilet, a near-new heat pump and the convenience of internal access garaging with a large rear laundry facility.

Whether you're downsizing, slowing down, looking for the perfect investment or simply wanting an easy-care lifestyle in an exceptional location, I think this one deserves a spot on your list. But be warned, homes like this don't tend to sit around for long!



ALISON SMITH

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PROPERTY INFORMATION

LEGAL

LEGAL DESCRIPTION	Lot 1 Deposited Plan 13328
COUNCIL RATES	\$3819.10
RATEABLE VALUE	\$420,000
FLOOR AREA	90 m ²
LAND AREA	330 m ²

PROPERTY FREEHOLD

BUILT IN	1985
BEDROOMS	2
BATHROOMS	1
LOUNGES	1
ROOFING	Tile
HEATING/COOLING	Heat Pump
HOT WATER	Electric
GLAZING	Aluminum

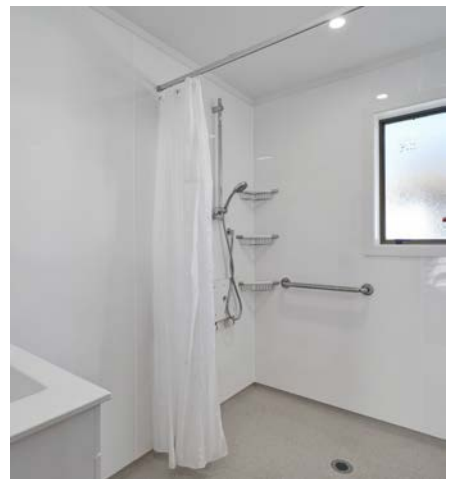
REPORTS & INFORMATION

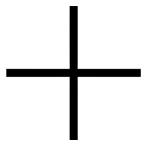
LIM AND COUNCIL FILE	STDC Property File
TITLE AVAILABLE	TNF1/1372
WATER & SEWAGE	Town Supply

CHATTELS

Auto Garage Door Opener x1 & Remotes x1, Electric Oven, Electric Hob, Bathroom Extractor Fan, Fixed Floor Coverings, Heat Pump & Remote x1, Light Fittings, Rangehood, Refrigerator, Smoke Detectors x1, Dish Drawer x1, Nets, Drapes, Microwave







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 **TNF1/1372**

Land Registration District **Taranaki**

Date Issued 31 March 1981

Prior References

TNC1/1366

Estate Fee Simple
Area 330 square metres more or less
Legal Description Lot 1 Deposited Plan 13328
Registered Owners

Interests

275209 Resolution imposing Building Line Restriction

Subject to a right of way over part marked B and rights to drain sewage and convey water and to gas, telephonic communications and electricity rights over part marked E and to a party wall right over part marked C all on DP 13328 specified in Easement Certificate 274389 - produced 30.1.1981 at 9.15 am and entered 31.3.1981 at 9.00 am

Appurtenant hereto is a right of way and a party wall right specified in Easement Certificate 274389 - produced 30.1.1981 at 9.15 am and entered 31.3.1981 at 9.00 am

The easements specified in Easement Certificate 274389 are subject to Section 309 (1) (a) Local Government Act 1974
9993424.3 Mortgage to Kiwibank Limited - 13.3.2015 at 11:28 am



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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