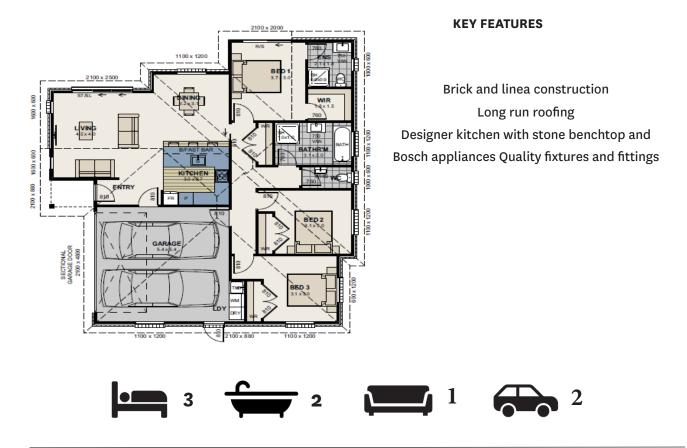




# FOR SALE - HOUSE AND LAND PACKAGE

at 141m2, this brick and linea weatherboard home won't disappoint with a large open plan living area, along with 3 generously sized bedrooms. finishing this home off is a large double garage, off-street parking and a private front yard



### **RED DEVELOPMENTS** EMAIL: Luke@REDDEVELOPMENTS.CO.NZ PHONE: 021 478 638 WWW.REDDEVELOPMENTS.CO.NZ



367m2



Home size: 141 m2

Site Size:

## FOR SALE - HOUSE AND LAND PACKAGE

#### SITE WORKS & FOUNDATIONS

**Rib Raft Foundations** Engineer designed dig out to Engineers specifications **EXTERIOR** Diamond long run colour steel in ebony Coloursteel fascia in ebony Classic coloursteel gutters in ebony Austral paprika 70 series brick James Hardie linea weatherboard cladding Axis 1 Ebony Entry Panel door Vantage Residential suite with low -E double glazed Joinery and venting window hardware Windsor Smooth insulated garage door in ebony Half black oxide concrete to outdoor living areas driveway & entry Clothesline & letterbox Fencing to all boundaries as per landscape plan Gardens as per landscaping plan **INTERIOR** Grooved hollow core doors with paint finish Lockwood velocity Door handles 2.4m stud height 55mm GIB cove to all rooms 13mm GIB ceilings, 10mm GIB walls 10mm Aqualine GIB to bathrooms 60mm Single bevel Architrave 60mm Skirting to laminate areas and 90mm to carpet Insulation - R3.6 and R3.4 Ceiling & R2.6 Walls Meltecca shelf and rail wardrobes 5 meltecca shelves in storage cupboards Melteca system in WIR **ELECTRICAL** LED recessed lights Exterior sensor lights Extract fan

Extract fan Recessed TV power, hardwired internet to living and master, internet hub, Arrowhead touch screen alarm system Diakin 7 KW High wall heatpump

### KITCHEN

White melamine interior with pvc edges Exterior standard colour range on 18mm MDF Prime stone bench top Under mounted kitchen bowl Raymor brodway mixer with pullout Blum hinges & Soft close drawers Bosch 600mm multi function oven Bosch 600mm Touch ceramic hobs Bosch under counter dishwasher TILING 600 x 600 concrete look floor tiles in bathrooms, en-suite & toilet 100mm up stands skirting Wall tiles 300 x 600 white ripple, behind bath in Splash back in kitchen & bathrooms - white subway tile **CARPET & LAMINATE FLOORING** Maiden lane 78 Albert 44oz cut pile carpet 11mm foam carpet underlay Garage Carpet Quickstep Majestic laminate to entry, kitchen, dining, PAINTING Double Alabaster ceiling, doors, architraves, skirtings Double black white walls Double Alabaster to soffits Flaxpod on lineaboard PLUMBING 180 ltr Cooper electric HWC Water plumbing to fridge Hose taps as per plans Englefield Valencia elite acrylic Shower Aquatica Latino shower mixer & slide shower Aquatica Latino shower heads Aquatica Latino basin mixers Aquatica 150mm bath spout Raymor 5 rail 560 x 600mm heated towel rails Raymor Toilet roll holder Raymor Brighton 750mm 2 drawer wall hung vanity in Black Walnut Vida free standing bath 1675mm LAUNDRY 600mm super tub Raymor broadway mixer with pullout