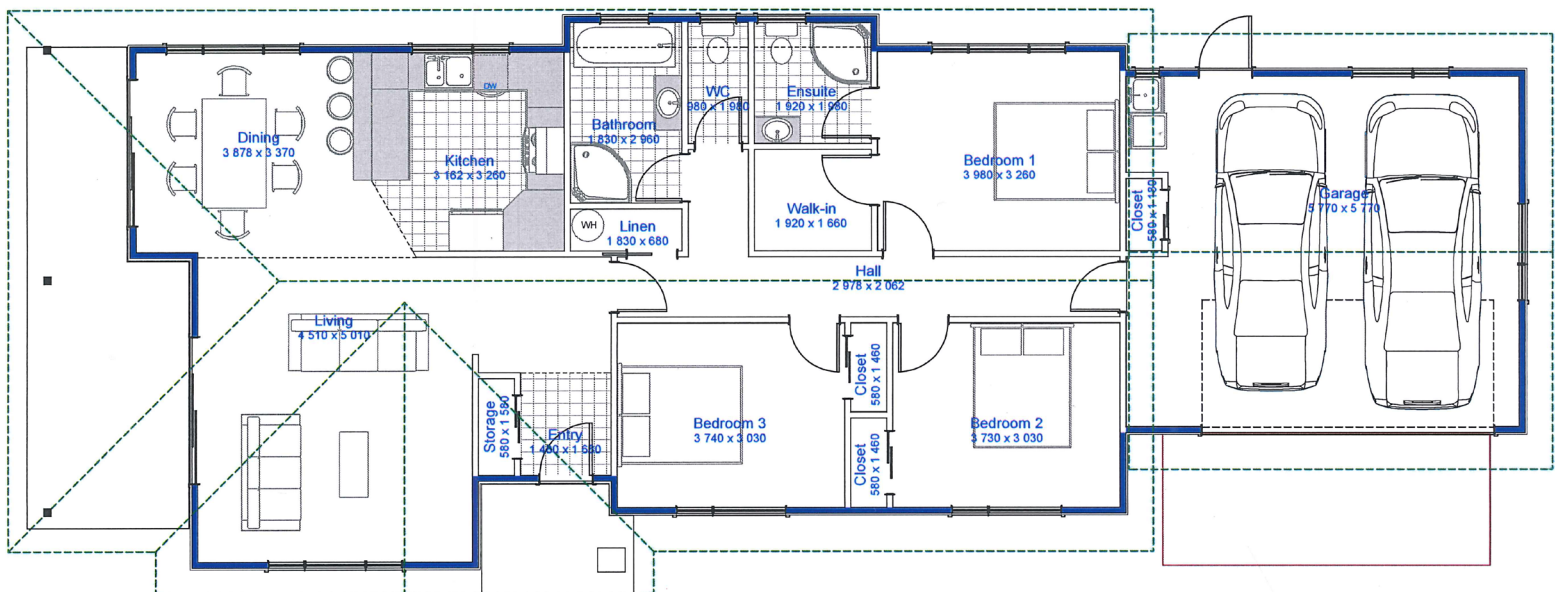




121c Archibald Street, Tinwald, Ashburton

PHONE: 03 308 4606

EMAIL: office@jkhomes.co.nz



Dining 3870 x 3370, Kitchen 3160 x 3260, Living 4510 x 5010, Bathroom 1830 x 2960, WC 980 x 1980, Ensuite 1920 x 1980, WIR 1920 x 1660, Bedroom 1 3980 x 3260, Bedroom 2 3730 x 3030, Bedroom 3 3740 x 3030, Garage 5770 x 5770

House area 167m²
3 bedroom, 1 living room, 2 bathrooms, 2 car garage

Show off in style with this impressive entertainer. Light filled and spacious, the expansive open-plan living features double doors leading to a covered veranda.

From **\$311750.00** based in Ashburton Township
Prices current to 31st March 2019

FEATURES

- Plans/specifications
- Building consent
- Certified Builder Guarantee
- Standard concrete foundation and floor (based on good/flat building platform)
- Frames 90x45 H1.2 SG8 – 2550mm stud height
- Trusses – Mitek design
- Coloursteel fascia, gutter and roof
- BGC durasheet soffits
- Aluminium double glazed windows (obscured to bathroom, ensuite and toilet)
- BGC Nuline weatherboards with box corners, sills and scribes
- Textured or grooved Shadowclad plywood
- Pressed Panel Garage door
- Knauf R2.6 wall insulation, R3.6 ceiling insulation (no allowance for insulation to garage)
- 13mm gib board to ceilings
- 10mm gib board to walls
- Aqualine gib board to bathroom and ensuite
- 55mm gib cove
- 80x12 mdf skirting, 60x12 mdf architraves (timber to bathroom and ensuite)
- Flush panel doors
- Allegion door hardware
- Gib stopping to level 4 finish
- Painting to interior and exterior
- Kitchen
- Blanco appliances
- Bathroom fixtures
- Stein Georgia curved 1mx1m showers
- Clearlite Riveria bath
- Stein Arco BTW toilets
- Stein woodgrain vanities
- Polished edge mirrors
- Stein towel rings, toilet roll holders
- Disco twin drawer laundry tub
- Foreno tapware
- Electrical
- Switch board
- Meterbox
- 25 double power points, 4 single
- 41 LED down lights
- 1 sensor light
- 2 towel rails
- 2 extraction fans
- 2 mirror demisters
- 3 tv points
- 4 phone points
- Door bell
- Fibre enclosure
- Hitachi 7Kw heatpump
- 180L water cylinder