



Living/dining 8850 x 5830, Kitchen 3700 x 3675, Family room 3560 x 5330, Master Bedroom 3280 x 3480, Ensuite 1800 x 2080, Bedroom 2 2680 x 2700, Bathroom 2690 x 255 , Bedroom 3090 x 2700, Garage 5900 x 5980

House Area 192m²

3 Bedroom, 2 Living, Bathroom and Ensuite, 2 Car Garage

Large open-plan living, family room and kitchen form the big heart of this smartly designed three bedroomed home.

From **\$361999.00** 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
- Pressed pane garage door with auto opener
- 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
- 42 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 9Kw heatpump
- 300L water cylinder
- Carpet and vinyl