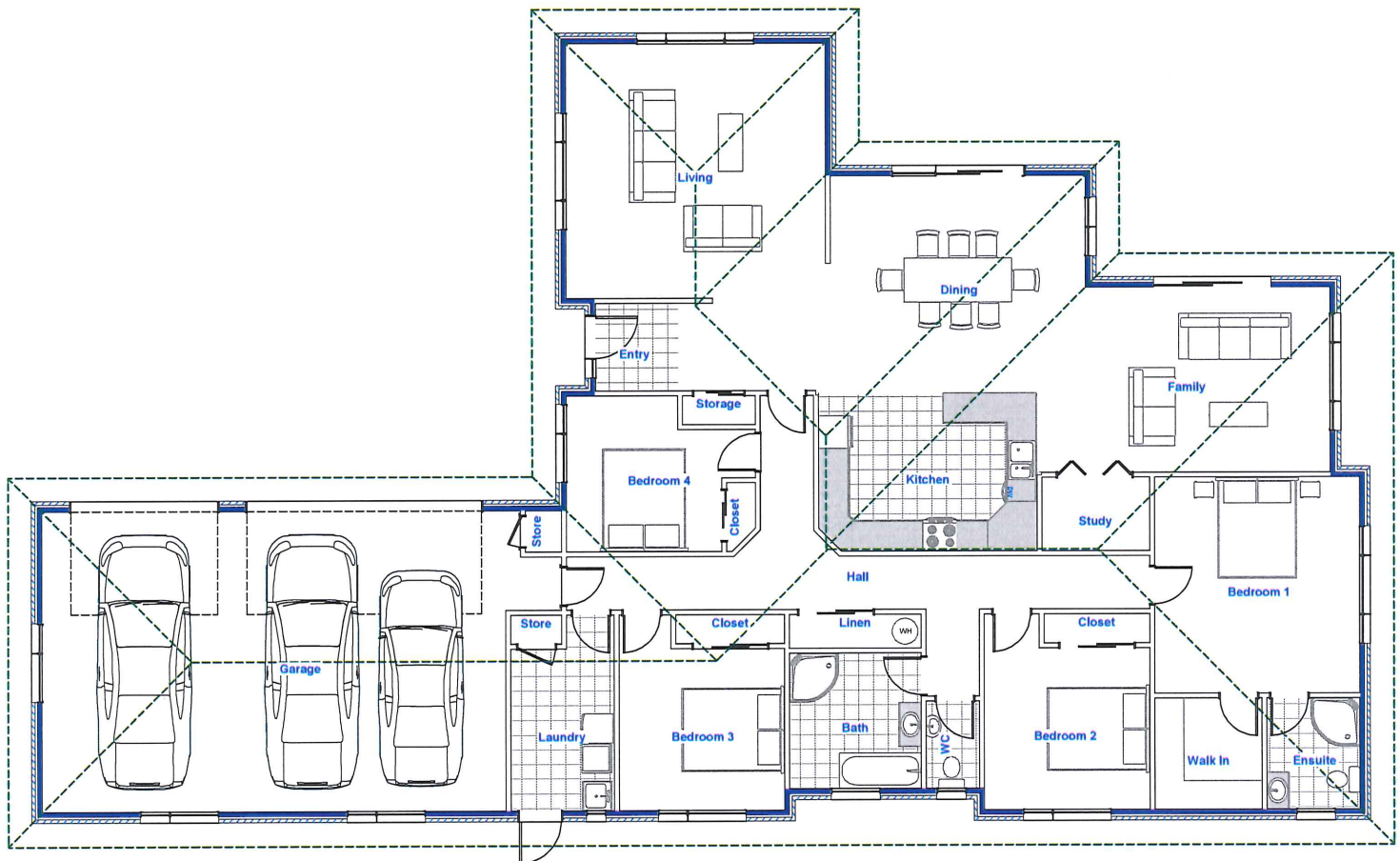




121c Archibald Street, Tinwald, Ashburton

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Living 5500 x 5230, Dining 5230 x 4400, Family 3800 x 4910, Study 2215 x 1510, Kitchen 4480 x 3200, Bedroom 1 4205 x 4425, WIR 2200 x 2285, Ensuite 1915 x 2285, Bedroom 2 3400 x 3320, WC 1100 x 1800, Bathroom 2705 x 2785, Bedroom 3 3395 x 3320, Bedroom 4 3190 x 2260, Laundry 2125 x 3320, Garage 9500 x 6140

House Area 282m²

4 bedroom, 2 living areas, 1 bathroom and ensuite, study, separate laundry, 3 car garage

Enjoy the good life in this elegant, light spacious light-filled home. Stunning indoor outdoors flow. Wide sweeping living/dining and family zones blend together, or seamlessly separate. Add a large master suite, large office and triple car garaging, and this is a dream home come true.

From **\$449675.00** 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)
- Brick cladding
- Pressed panel 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
- 35 double power points, 4 single
- 60 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