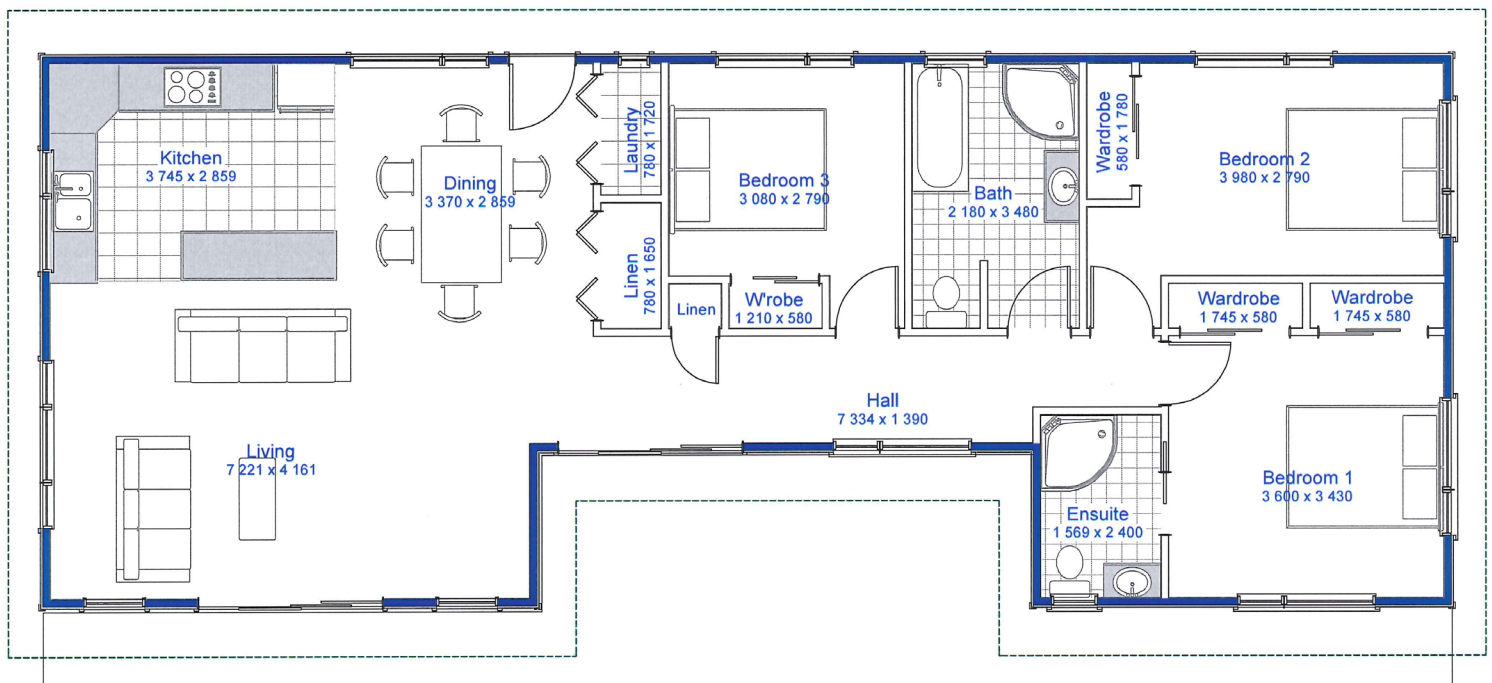




121c Archibald Street, Tinwald, Ashburton

**PHONE:** 03 308 4606

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Kitchen 3745 x 2860, Living 7220 x 4160, Dining 3370 x 2860, Bedroom 1 3600 x 3430, Ensuite 1570 x 2400, Bedroom 2 3980 x 2790, Bathroom 2180 x 3480, Bedroom 3 3080 x 2790

**House Area 120m<sup>2</sup>**

**3 bedroom, 1 living room, 1 bathroom and ensuite**

Luxury lifestyle. This home has space galore with large open-plan living and kitchen areas, 3 bedrooms and separate laundry.

From **\$270680.00** based in Ashburton Township  
Prices current to 31<sup>st</sup> 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)
- Plywood and batten 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
- 22 double power points, 4 single
- 35 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 8Kw heatpump
- 300L water cylinder
- Carpet and vinyl