

LOT 509 | 47 RED BEECH AVENUE

**SOLD**



#### FEATURES

- Four bedrooms
- Master bedroom with large wardrobe and ensuite
- Large open kitchen - dining & lounge
- Separate lounge - sitting
- Double garaging with internal access
- Large patio/courtyard for outdoor living
- Deposits safe in lawyers trust account



#### FOR MORE INFO CONTACT

**0800 WOODRIDGE**

Leanne Wright  
mbl 021 72 82 85  
43 Woodridge Drive,  
Woodridge  
PO Box 26 017,  
Newlands,  
Wellington 6442  
[www.woodridge.co.nz](http://www.woodridge.co.nz)

*Refer to the latest Woodridge Developments new homes specifications for details*



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#### DIMENSIONS

- Floor area 178.3m<sup>2</sup>
- 529m<sup>2</sup> Section
- Flat section with timber fences on both sides and retaining to rear boundary
- Licensed Building Practitioners
- As we have been building quality homes for more than 40 years, you have our security and experience on your side.

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**KITCHEN**

**Joinery**

Thermoformed Kitchens.

**Appliances**

Fisher & Paykel Oven, Gas Hob, Rangehood, Dishdraw.  
Finished in EZKleen stainless steel.

**Accessories**

Paini Cox swan neck kitchen mixer, wastemaster.

**Splashback**

Glass with Resene metallic paint finish.

**Floor Coverings**

Tiles.

**BATHROOMS**

**Showers**

Clearlite.

**Bath**

Clearlite Gauguin.

**Basins**

Solo 600 single draw standard colour finish

**Toilets**

Envy.

**Tapware**

Paini Cox

**Mirror Cabinets**

Vista 600 Mirror Cabinet standard colour finish

**Floor Coverings**

Tiles.

**Exhaust Fans**

Ceiling mounted.

**HEATING & HOT WATER SYSTEM**

**Heating**

Fujitsu Compact Hi-Wall Premier ASTG18LVCA.

**Hot Water System**

Rinnai Infinity 26 gas system.

**ELECTRICAL & SECURITY**

**Electrical**

18 recessed incandescent down light, 12 surface mounted lights, 20 light switches. 22 double power outlets, 4 batterm fittings to garage, 3 exterior Prisma bulkhead lights, 2 exterior twin sensor lights, home fibre network communication switchboard, Cat 6 patch panel and Cat 6 cabling star wired to a triple outlet to the main router position and 2 double data outlets, 3 TV outlets, 2 towel rail power outlets. Connections for oven, cooktop, rangehood, dishwasher, fridge, hot water system, watermaster and garage door opener.

**Security**

Remote controlled security alarm system.



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**INTERIOR**

**Insulation**

R2.2 Pink Batts to external walls and R3.2 Pink Batts to ceilings.

**Linings**

Plaster board throughout with Aquaboard to bathrooms.

**Trim**

60mm bevelled architraves with square stop trim to ceilings.

**Doors**

Plyco flush interior doors with lever style hardware.

**Door Hardware**

Lever style hardware

**Shelving**

Wardrobe World shelf and rod starter systems to wardrobes and linen cupboards.

**Floor Coverings**

Carpets to all living and bedroom area's. Tiles to entry, kitchen and bathrooms.

**Laundry Tub**

SuperTub ST7000.

**EXTERIOR**

**Roofing**

Colorsteel Corrugate.

**Spouting**

Colorsteel spouting and downpipes.

**Cladding**

Rusticated Painted Pine Weatherboards.

**Joinery**

Double glazed domestic series aluminium joinery with clear glass. Single glazing to garage.

**Entry Door**

Aluminium entrance door with lever door lock.

**Garage Door**

Coloured aluminium sectional door with automatic opener.

**LANDSCAPING**

**Driveway**

Exposed aggregate or coloured imprinted concrete including patios and paths.

**Lawn**

Hydro mulched lawn to all flat areas.

**COLOUR SELECTION AVAILABLE**

Interior wall colours, floor tiles and carpet colours

*All colour and product selections are from Woodridge Developments' current range and are subject to change. Specific specifications for these properties are confirmed at the building proposal stage.*



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**WOODRIDGE DEVELOPMENT Show Homes**

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Our current range of premium homes are designed by our designers and architects. If you are serious about owning one of these stunning, high spec homes then watch this space - they usually sell well before completion.

**GUARANTEES & Payment Plan**

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**FIXED PRICE GUARANTEE.****SEVEN YEAR NEW HOME GUARANTEE.****DEPOSITS SAFE IN LAWYERS TRUST ACCOUNT.**

To secure the show home of your choice, a \$2,000 securing deposit is required.

From here we prepare an obligation free building proposal. This proposal covers your chosen home and land package in specific detail and includes schemed floor plans, street front elevations, site plan and a copy of title.

If after receiving the building proposal you decide not to proceed the entire \$2,000 deposit is refunded.

On acceptance of the building proposal a further deposit of \$5,000 is required. From here we organise the main building agreement, construction plans, specifications and obtain an independent valuation.

On signing and confirmation of the above documents a further 7.5% deposit is required.



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