

LOT 512 - 11 | 17 RED BEECH AVENUE

SOLD



ARTIST IMPRESSIONS ONLY

FEATURES

- Two bedrooms
- Master bedroom addressing courtyard
- Open kitchen addressing courtyard - breakfast bar & dining
- Separate lounge addressing courtyard
- Generous single garage with internal access
- Large patio/courtyard for outdoor living (very private)

Refer to the latest Woodridge Developments new homes specifications for details



FOR MORE INFO CONTACT

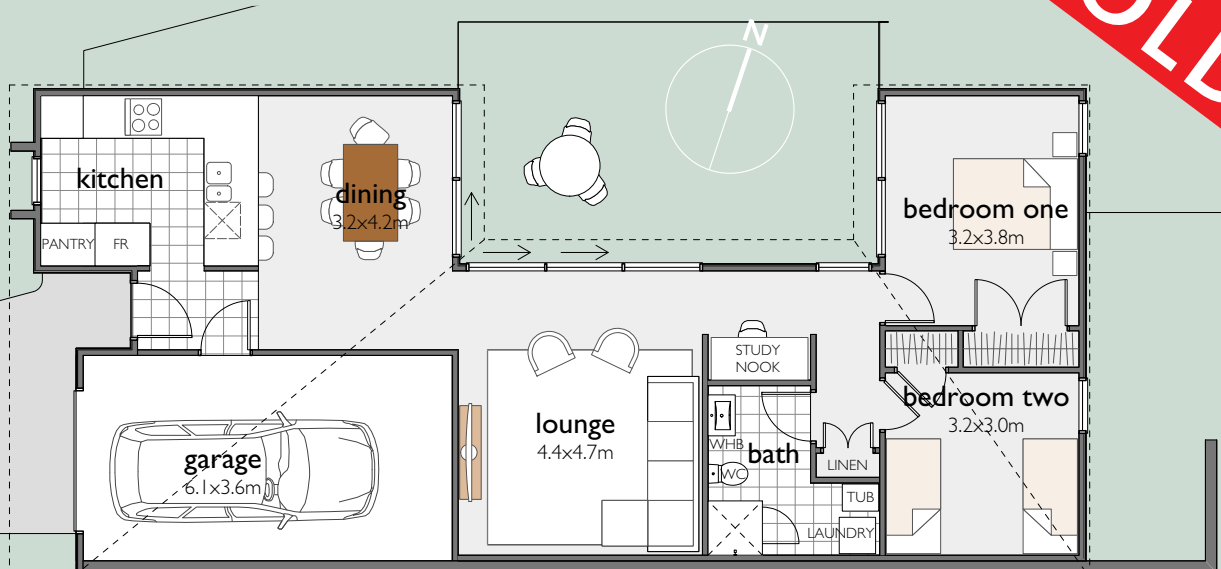
0800 WOODRIDGE

woodridgehomes.nz

Leanne Wright | mbl 021 72 82 85
43 Woodridge Drive, Woodridge
PO Box 26 017, Newlands, Wellington 6442

CREATIVE DESIGN · CONVENIENT LOCATION · QUALITY CONSTRUCTION

SOLD



FLOOR PLAN



SITE PLAN

DIMENSIONS

- Ground floor area 113.4m²
- 380m² section
- Section with timber fence and gate closing off courtyard from dining along to rear bank

- 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

Ceramic tiles.

BATHROOM

Shower

Clearlite.

Basin

Solo 600 single draw standard colour finish

Toilet

Brooklyn

Tapware

Paini Cox

Mirror Cabinet

Vista 600 Mirror Cabinet standard colour finish

Floor Covering

Ceramic tiles.

Exhaust Fan

Ceiling mounted.

HEATING & HOT WATER SYSTEM

Heating

Fujitsu Compact Hi-Wall Premier ASTG18LVCA heat pump.

Hot Water System

Rinnai Infinity Z6 gas system.

ELECTRICAL & SECURITY

Electrical

1 x exterior switch for Rinnai water heater. 1 x 150mm Inline exhaust fans ducted to exterior through soffit. Electrical connections to a single wall oven. Single outlets for gas hob, fridge, rangehood, waste disposal, dishwasher, microwave and garage door. Attic light switch and light inside manhole. Supply and install range-hood ducting and grill. Supply and install trade seals on the framing wrap for all penetrations. Supply and install a fiber ready communications board in the garage where all data cables and TV cables will run back to. Supply and install data outlets with one triple outlet for the wireless router. 1 x internal distribution switchboard complete with RCD's and MCB protection. 1 x meter box with internal opening in garage. 18 x double sockets. 16 x light switches with 2 x two way switching. 18 x recessed LED down lights. 3 x surface mounted batten holders. 2 x surface mounted batten holders in garage. 3 x exterior bulkhead lights. 2 x exterior twin sensor lights. 3 x telephone outlets. 1 x triple data outlet for wireless router. 2 x TV outlets, one being the main TV connection which includes 2 coaxial cables to exterior for satellite and UHF, TV connections and a mirror image to the remaining TV outlets. 1 x heated towel rail outlets only.

Security System:

Micron alarm system complete with control panel, key pad, internal and external siren, 4 PIR detectors, 1 smoke detector, panic switch in master bedroom and two key ring remotes.



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INTERIOR

Insulation

R2.2 rated to external walls and R3.2 rated to ceilings.

Linings

Plaster board throughout with Aquaboard to bathrooms.

Trim

60mm bevelled architraves with square stop trim to ceilings.

Doors

Flush interior doors with 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. Ceramic tiles to entry, kitchen and bathrooms.

Laundry Tub

Slimline tub.

EXTERIOR

Roofing

Colorsteel MC700.

Spouting

Colorsteel spouting and downpipes.

Cladding

Painted Hardieflex panels with battens.

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

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

FIXED PRICE GUARANTEE.

TEN YEAR NEW HOME GUARANTEE.

DEPOSITS SAFE IN LAWYERS TRUST ACCOUNT.

To secure the 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 available.

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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