

LOT 512-4 | 31 RED BEECH AVENUE

\$695,000 Including Section



ARTIST IMPRESSIONS ONLY



FEATURES

- Four bedrooms
- Master bedroom, large wardrobe and ensuite
- Large open kitchen – dining & living
- Double garaging with internal access
- Large timber deck for outdoor living (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



GROUND FLOOR

FIRST FLOOR

DIMENSIONS

- Ground floor area 59.2m²
- First floor area 122.9m²
- Total floor area 182.1m²
- 550m² section
- Section with timber fences on both side boundaries, low retaining wall to rear of home.
- 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**

Melteca or Melamine on 18mm moisture resistant board with premium edgeband finish.

Benchtop

30mm engineered stone silestone - select range.

Hinges / drawer runners

Soft close life time warranty, European manufactured

Sink

Undermounted bowl + 1/4 Robiq 400/155

Guarantee

10 year Mastercraft Transferable Kitchen Guarantee

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.

BATHROOMS**Showers**

Clearlite.

Bath

Clearlite Gauguin.

Basins

Solo 600 single draw standard colour finish

Toilets

Brooklyn

Tapware

Paini Cox

Mirror Cabinets

Vista 600 Mirror Cabinet standard colour finish

Floor Coverings

Ceramic tiles.

Exhaust Fans

Ceiling mounted.

HEATING & HOT WATER SYSTEM**Heating**

Fujitsu Compact Hi-Wall Premier ASTG18LVCA heat pump.

Hot Water System

Rinnai Infinity 26 gas system.

ELECTRICAL & SECURITY

One combination meter / distribution board in garage complete with RCD's and MCB protection. 26 x double sockets. 28 x light switches with 3 x two way switching. 22 x recessed LED down lights. 16 x surface mounted batten holders. 4 x surface mounted batten holders in garage. 4 x exterior bulkhead lights. 2 x exterior twin sensor lights. 4 x telephone outlets. 4 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. 2 x heated towel rail outlets only. 1 x exterior switch for Rinnai water heater 2 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.

Security System:

Micron alarm system complete with control panel, key pad, internal and external siren, 4 PIR detectors, 3 smoke detectors, panic switch in master bedroom and two key ring remotes.

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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

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

SuperTub ST7000.

EXTERIOR**Roofing**

Colorsteel MC700 Profile.

Spouting

Colorsteel spouting and downpipes.

Cladding

Painted Hardieflex panels and stained pine feature wall.

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 Developements' 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 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.

BUILDING PAYMENT PLAN

LOT 512-5, 29 RED BEECH AVENUE

| | | |
|-----------------------------|------------------|---|
| Securing deposit | \$2,000 | |
| Proposal acceptance deposit | \$5,000 | |
| 7.5% confirmation deposit | \$52,125 | Payable on confirmation of building agreement |
| Balance on completion | \$635,875 | Balance including any variations payable on completion. |
| Total | \$695,000 | |

All deposits are payable to and held in Gibson Sheats Lawyers trust account until completion.

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