

LOT 519 | 58 TEA TREE LANE

SOLD



ARTIST IMPRESSION ONLY



FEATURES

- Four bedrooms
- Master bedroom with walk-in wardrobe & ensuite
- Large open kitchen - dining & living downstairs
- Separate lounge - family with two open voids looking over
- Double garaging with internal access
- Large patio/courtyard for outdoor living in rear upper yard (private) and street level
- Flat section over two levels, timber fence - retaining on both sides & rear boundary

Refer to the latest Woodridge Developments new homes specifications for details

FOR MORE INFO CONTACT

0800 WOODRIDGE

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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.

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

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

Electrical

26 recessed incandescent down light, 16 surface mounted lights, 20 light switches. 22 double power outlets, 4 batteren 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 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

SuperTub ST7000.

EXTERIOR

Roofing

Colorsteel Corrugate.

Spouting

Colorsteel spouting and downpipes.

Cladding

Cedar stained weatherboards and painted Axon and Hardie Flex panels.

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.

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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