

LOT 522 | 52 TEA TREE LANE

**SOLD**



## FEATURES

- Three bedrooms
- Master bedroom with large wardrobe & ensuite
- Open kitchen - sitting room
- Separate lounge - dining
- Garaging with internal access
- Large patio/courtyard for outdoor living (private)
- Flat section on two levels with lower lawn area

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



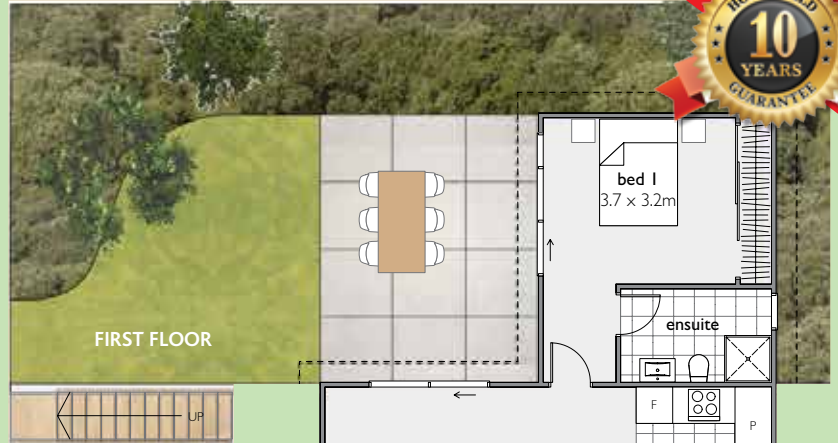
FOR MORE INFO CONTACT

**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**



**DIMENSIONS**

- Ground floor area 60.1m<sup>2</sup>
- First floor area 85.4m<sup>2</sup>
- Total floor area 145.5m<sup>2</sup>
- 299m<sup>2</sup> section

- 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.

**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**

**Electrical**

One combination meter / distribution board in garage complete with RCD's and MCB protection. 22 x double sockets. 22 x light switches with 2 x two way switching. 18 x recessed LED down lights. 12 x surface mounted batten holders. 4 x surface mounted batten holders in garage. 3 x exterior bulkhead lights. 2 x exterior twin sensor lights. 3 x telephone outlets. 3 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, 2 smoke detectors, 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**

SuperTub ST7000.

**EXTERIOR**

**Roofing**

Colorsteel Corrugate.

**Spouting**

Colorsteel spouting and downpipes.

**Cladding**

Stained shadow clad ply.

**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.**

**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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