

LOT 525 | 46 TEA TREE LANE

**SOLD**



ARTIST IMPRESSION ONLY

#### FEATURES

- Three bedrooms
- Master bedroom with wardrobe & ensuite
- Open kitchen - dining
- Large living & sitting
- Garaging with internal access
- Large patio/courtyard for outdoor living (private)
- Flat section on two levels with lower lawn area, timber fences on both sides & rear boundary

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

#### FOR MORE INFO CONTACT

**0800 WOODRIDGE**

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



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V GROUND FLOOR



V FIRST FLOOR



**DIMENSIONS**

- Ground floor area 61.7m<sup>2</sup>
- First floor area 81.8m<sup>2</sup>
- Total floor area 143.5m<sup>2</sup>
- 302m<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**

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**

18 recessed incandescent down light, 12 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**

Stained vertical weatherboards and painted 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 Developments' current range and are subject to change. Specific specifications for these properties are confirmed at the building proposal stage.*



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