

LOT 19 | 52 RED BEECH AVENUE

EXPECTED COMPLETION DATE: THIRD QUARTER 2022

SOLD



FEATURES

- Two master bedrooms
- Lower master bedroom, large wardrobe & ensuite
- Large dining & living
- Kitchen opening out to large courtyard
- Garaging with internal access plus carpad

Refer to the latest Woodridge Developments new homes specifications for details

CREATIVE DESIGN · CONVENIENT LOCATION · QUALITY CONSTRUCTION

MORE INFORMATION



www.woodridgehomes.nz

SALES & ENQUIRIES



Steve Platt

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Ray White.

Licensed under REAA Act 2008



KITCHEN

Joinery

Melteca / melamine on 18mm moisture resistant low formaldehyde substrate.

Benchtop

30mm Engineered Stone manufactured in select range. Under mounted 1 + 1/2 sink bowls.

Appliances

Fisher & Paykel appliances including under bench oven, gas hob, rangehood & dishwasher. Models: OB6OSC7DEX2 Oven, CG604NGX2 Gas hob, HC9ODCXB3 Rangehood and DD6ODCX9 DishDrawer. All in stainless steel.

Tapware

Paini Cox swan neck kitchen mixer.

Wastemaster

Parex model 651 SE (air switch) Splashback - Glass with Resene paint finish to hob width.

Floor Coverings

Ceramic tiles. Under tile kitchen heating.

HEATING & HOT WATER SYSTEM

Heating

Delonghi hot water radiators to living area and bedrooms.

Hot Water System

Baxi Luna Combi gas boiler hot water.

BATHROOMS

Showers

Clearlite

Basin – main bathroom

Solo 600 single draw standard colour finish

Basin – ensuite

Reflex 500 vanity

Toilets

Brooklyn

Tapware

Paini Cox

Mirror Cabinet

Vista 600 Mirror Cabinet standard colour finish

Floor Coverings

Ceramic tiles.

Exhaust Fans

Ceiling or wall mounted type.

SECURITY & ELECTRICAL

Security

Arrowhead Elite ESL Series Security System complete with control panel, key pad, internal and external siren, 4 PIR detectors, panic switch in master bedroom and two keyring remotes. This system runs over the fibre network and can be controlled via a smartphone.

Electrical

1 x flush mounted distribution switchboard and meter cabinet complete with RCD's and circuit breakers in garage or kitchen cupboard, 1 x communications switchboard located in the garage or kitchen cupboard which all data cabling and TV cabling run back to and is fibre ready, 16 x double sockets, complete with 2 sockets with USB chargers, 20 x light switches with 2 x two way switching, 20 x recessed LED down lights, 3 x surface mounted batten holders including LED lamps for bedrooms, 1 x light switch and light in the cupboard in the dining room, 3 x exterior bulkhead lights, 2 x exterior twin LED sensor lights, 3 x data outlets, 1 x TV outlet in living area which includes 2 coaxial cables to exterior for satellite and UHF TV, 2 x single TV outlets (1 for each bedroom), 2 x heated towel rail outlets only, 2 x 150mm Manrose exhaust fans ducted to exterior through soffit, 1 x socket for gas water heating and controller, 7 x single sockets for fridge, hob, rangehood, dishwasher, waste disposal, microwave and garage door opener, 1 x electrical connection for single wall oven, 1 x isolating switch for the oven and rangehood, 1 x pendant light above the stairwell consisting of a ceiling rose and cord grip, 2 x LED strip lights in the garage, 2 x battery powered smoke alarms.

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INTERIOR

Insulation

R2.6 to exterior walls and R3.6 to ceilings.

Linings

All Plaster board areas plastered to level 4 and painted to a high quality finish.

Trim

Skirting and doors finished with 60mm bevelled architrave. Square stop ceiling trim.

Doors

Flush hung doors with lever style hardware.

Shelving

Wardrobe World shelf and rod ventilated starter system to wardrobes and linen shelving. Bedroom 1 upgraded timber shelving system.

Floor Coverings

Carpet to all living and bedroom area's. Ceramic tiling to entry, kitchen and bathroom area's.

Laundry Tub

Aquatica LaundraMax

EXTERIOR

Roofing

Colorsteel Rib Profile roofing

Spouting

Colorsteel spouting and downpipes.

Cladding

Stained Pine Weatherboards and Painted linea weatherboards

Joinery

Double glazed domestic series aluminium joinery with clear glass.

Entry Door

Glass and aluminium entrance door with powder coat finish

Garage Door

Sectional door with powder coat finish including automatic opener.

LANDSCAPING

Driveway

Plain and exposed aggregate concrete to driveways, patios and paths.

Lawn

Hydro mulched lawn to all flat areas.

Clothesline

Extenda line.

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.

HILLSIDE

INCORPORATED SOCIETY

Will have a freehold title to protect all home owners within the Hillside Community.

The "Incorporated Society" will provide for;

- Rubbish Collection on the same day
- Noise Guidelines
- Common area garden maintenance
- Parking and Access Way controls
- Pet Guidelines

Estimated Costs: \$10-\$15 per week.



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