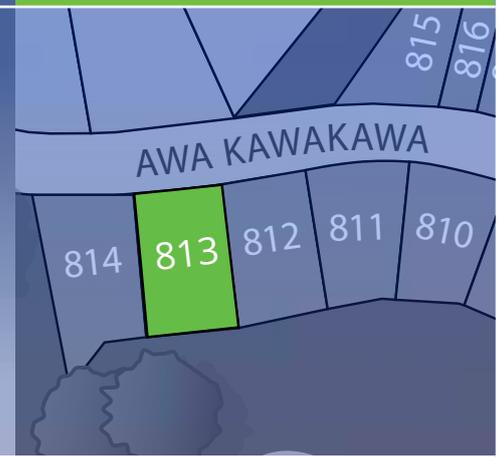


\$996,000

# LOT 813 6 ARA KAWAKAWA



AVAILABLE 1ST QUARTER 2028



Artists impressions only – digital colours may vary from actual product colours. Ask to view the product selection.

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**Ray White.**

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**FEATURES**

-  3
-  2
-  1

- Three bedrooms.
- Bedroom 1 and 2 on first floor with bathroom.
- Bedroom 3 ground floor with ensuite (*home office or lease office room*)
- Separate car space and access to Bedroom 3.
- Large living with deck, views and spacious void over entry & stairwell
- Large full kitchen addressing outdoor living.
- Garaging with internal access.
- Generous patio/courtyard for outdoor living.

**HOUSE & SECTION SIZES**

-  133m<sup>2</sup>
-  240m<sup>2</sup>

- Ground floor area 59.1m<sup>2</sup>
- First floor area 73.9m<sup>2</sup>
- Total floor area 133m<sup>2</sup>
- Section size 240m<sup>2</sup>
- Secure flat rear patio



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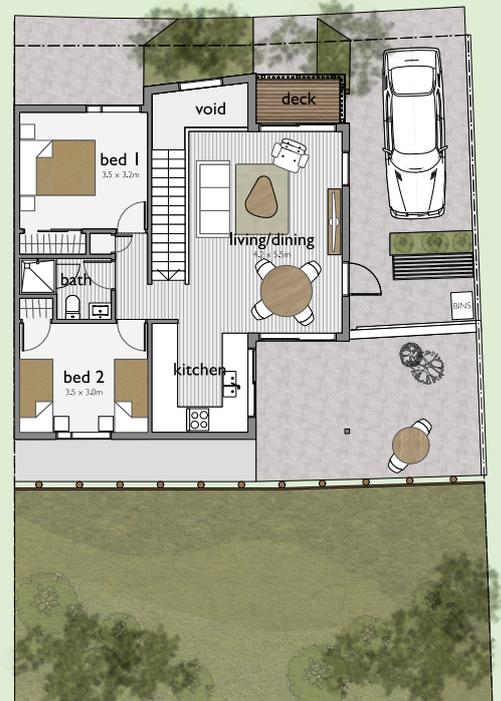
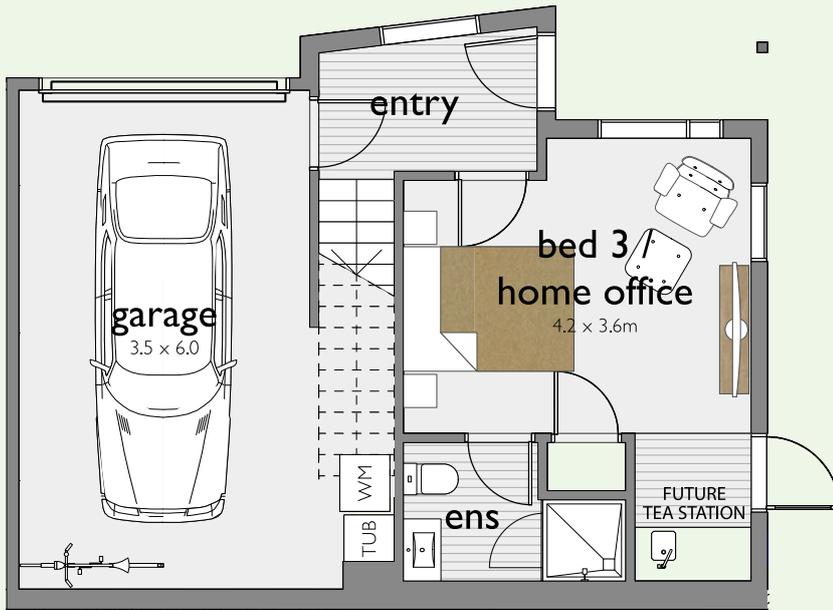
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GROUND FLOOR



FIRST FLOOR

SITE PLAN

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**SITE WORKS**

**Foundation**

Specific designed and engineered Raft slab system.

**Services**

All underground services for power, water, sewer & stormwater, connected to mains. Approved chorus ducting for phone & internet connection.

**Driveway & Patios**

Exposed aggregate.

**Clothesline**

Folding Frame.

**Fencing**

Timber paling to rear outdoor living area.

**EXTERIOR**

**Roofing**

Profiled Colorsteel roofing.

**Spouting & Downpipes**

Colorsteel spouting and downpipes.

**Exterior Clad**

Cedar vertical stained weatherboard, verticle corrugate Coloursteel.

**Window Joinery**

Pacific 52 Residential Thermal Suite Solux-E Glass (Thermally broken aluminium joinery).

**Garage Door**

Coloured Sectional Door, insulated with auto-opener & remote control.

**INTERIOR**

**Insulation Rating**

Pink Batts - R2.6 wall & R3.6 ceiling.

**Linings**

Plaster Board throughout with Aquaboard to bathrooms. All Plaster board areas plastered to level 4 and painted to a high quality finish.

**Stair Handrail**

Colour matched aluminum grab rail.

**Trim**

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

**Doors**

V Groove flush hung doors with lever style hardware. Privacy locks to bathrooms & deadlock to house garage door.

**Shelving Systems**

White shelves.

**Floor Coverings**

Carpet to stairs and bedroom area's. Robert Malcolm vinyl planks to entry, living, dining, kitchen and bathroom area's. Garage carpet with vinyl planking to laundry.

**Laundry**

Custom Cabinets.

**KITCHEN**

MasterCraft Kitchen by Your Kitchen Ltd - with 10 year transferable Mastercraft Guarantee soft close drawers & hinges / moisture resistant low formaldehyde MDF substrate / 30mm engineered stone bench tops / cabinetry to 2400mm high.

**Appliances**

Bosch - s/steel under bench oven, electric hob & dishwasher. Bosch 60cm induction c/top sku: PIE611BB5E, Bosch Series 6 60cm wall oven - S/S Sku: HBA572ES3A BSH Series 4 S/S 14PL B/Under D/Washer SKU:SMU4HVS01A, 900 wide Bosch box range hood. Water feed connection in fridge space.

**Tapware**

Bex pull down sink mixer. Glass splashback.

**Floor Coverings**

Robert Malcolm vinyl planks.

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**BATHROOMS**

**Showers**

Soul Artus Athena acrylic with moulded walls.

**Vanities**

Nikau 750 double draws and Nikau 400 wall vanity to separate toilet. Gloss white.

**Toilets**

Levivi Marbella dual flush back to wall toilet suite.

**Tapware**

Paini Nove range including basin and shower mixers. Slide shower systems.

**Mirrors**

Frameless to main & ensuite vanities.

**Floor Coverings**

Robert Malcolm vinyl planks.

**Extraction Fans**

150mm inline extraction fans.

**HEATING & HOT WATER SYSTEM**

**Hot Water System**

Electric hot water cylinder.

**ELECTRICAL**

1x Distribution Switchboard and meter cabinet complete with a main switch and RCD protected circuit breakers in the garage.

A Communications Home Network Switchboard installed in the garage complete with a power supply, 8 port Cat 6 data switch, and TV signal splitter. All Cat 6 Data and TV coaxial cabling will be run back to this switchboard. This panel is fibre ready.

Internal fibre cable from the Communications Switchboard to the demarcation point for the connection to the incoming street fibre cable.

22 x Double sockets.

2 x Double Sockets complete with a USB charger outlet, one above the bench in the kitchen, one in bedroom 3/office.

5 x Single sockets in the kitchen for the fridge, range hood, waste disposal, dishwasher and microwave.

1 x Single socket in the garage for the garage door opener.

An isolating switch and dedicated power supply for the under bench single oven.

An isolating switch, single socket and dedicated power supply for an electric HOB. An exterior isolating switch and dedicated power supply for the gas water heater unit.

18 x Light switches complete with two way switching for the hall, dining and living room.

19 x Recessed LED down lights.

1 x Hanging pendant light in the entry foyer void.

2 x Surface mounted LED Strip lights in the garage.

2 x Surface mounted LED light fittings, one in the bathroom and one in the en-suite.

2 x Exterior LED light fittings.

1 x Exterior twin LED sensor light.

1 x 150mm Inline Mixed Flow exhaust fan ducted to the exterior through the soffit for the main bathroom.

1 x 150mm Inline Mixed Flow exhaust fan ducted to the exterior through the soffit for the master en-suite.

2 x Permanent outlet units and seven bar heated towel ladder, one in the main bathroom and one in the master en-suite.

Supply and install the range-hood exhaust ducting and exterior grill.

3 x Backdraft shutters installed on each exhaust vent.

5 x Data outlets with one triple outlet for the wireless router. All the data/phone outlets are star wired in Cat 6 data cabling.

2 x TV outlets, one being the main TV connection which includes two coaxial.

cables to the exterior for future satellite and UHF aerials.

Supply and install trade seals on all exterior wall penetrations.

**Security System:** Arrowhead Elite ESL Series Security system complete with control panel, LCD keypad, internal and external sirens, six smoke detectors, four PIR detectors, wiring link to the garage door and two keyring remotes. This system runs over the fibre network and is able to be controlled via a smartphone.

**Heat Pump:** Fujitsu Lifestyle Range ASTH18KMTD wall mounted heat pump unit complete with energy management features such as the Human Sensor Control, economy mode and weekly timers.

This unit will provide 5KW of cooling and 6KW of heating.

The internal unit is to be mounted in the living/dining room with the external unit mounted downstairs in the patio area, complete with a dedicated power supply, separate circuit breaker and exterior isolating switch.

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