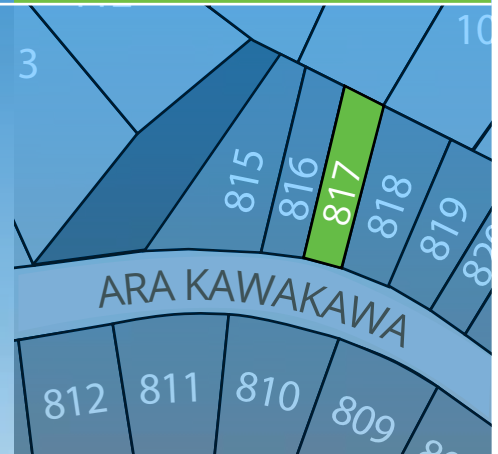


\$880,000

LOT 817

11 ARA KAWAKAWA



AVAILABLE 4TH QUARTER 2027



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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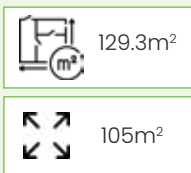
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FEATURES



- Three bedrooms
- Master bedroom with ensuite
- Large main bathroom with direct access from 2nd bedroom
- Living room facing north and west for year round sun
- Garaging with internal access
- Patio/courtyard for outdoor living

HOUSE & SECTION SIZES



- Ground floor area 63.7m²
- First floor area 65.6m²
- Total floor area 129.3m²
- Section size 105m²
- Great views



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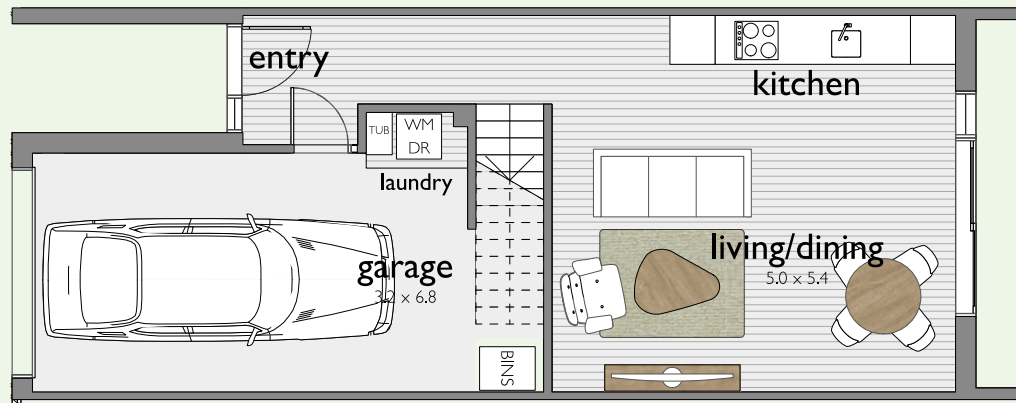
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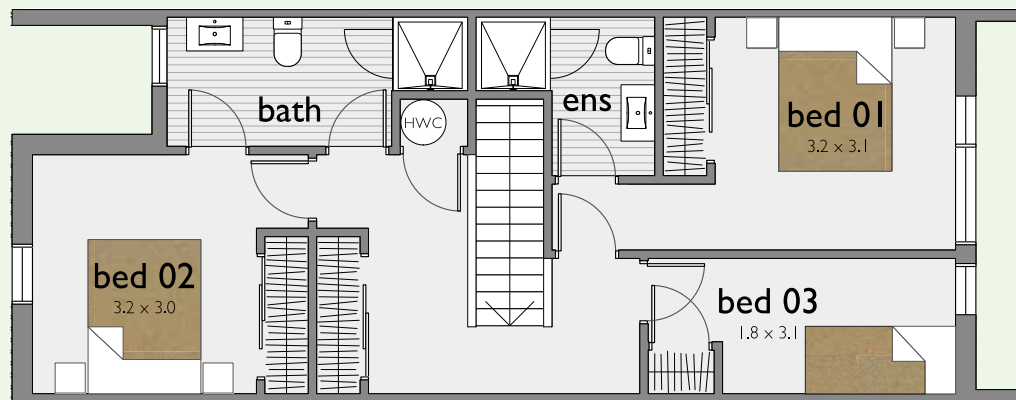
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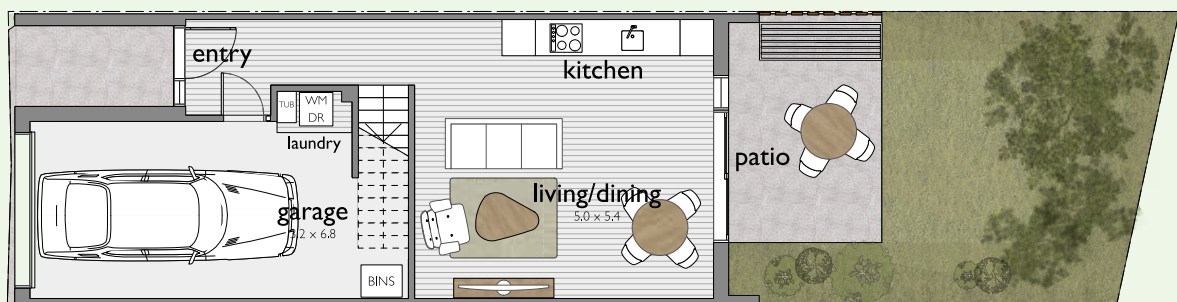


GROUND FLOOR

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.

Lawn

Sprayed hydro mulched lawn to all flat area's (maintenance by owner from possession).

Clothesline

Folding Frame.

Fencing

Timber paling to rear outdoor living area.

EXTERIOR

Roofing

Profiled Colorsteel roofing.

Spouting & Downpipes

Colorsteel spouting and downpipes.

Exterior Clad

Stained weatherboard and painted Stratum fibre cement and bricks.

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, 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, BSH Series 4 Power Pac 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 ripple relay unit for the control of the hot water cylinder, 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.

20 x Double sockets.

2 x Double Sockets complete with a USB charger outlet, one above the bench in the kitchen, one in the study..

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 and dedicated power supply for a standard electric HOB.

An isolating switch and dedicated power supply for the hot water cylinder in the upstairs cupboard.

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

20 x Recessed LED down lights.

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, seven 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 back to back, complete with a dedicated power supply, separate circuit breaker and exterior isolating switch.

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