

LOT 462 | 119 WOODRIDGE DRIVE

**SOLD**



#### FEATURES

- Four Bedrooms plus study/desk area
- Master Bedroom with Large Wardrobe & Ensuite
- Large open Kitchen – Dining & family
- Separate sitting/family
- Double Garaging with Internal Access
- Large Patio / Courtyard for Outdoor Living (private)
- 7 Year New Home Guarantee
- Deposits Safe in Lawyers Trust Account

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

#### FOR MORE INFO CONTACT

**0800 WOODRIDGE**

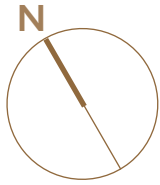
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**DIMENSIONS**

- Floor Area 191m<sup>2</sup>
- 655m<sup>2</sup> Section
- Fully flat section with timber fence to one side and rear boundary

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**KITCHEN**

**Joinery**

Thermoformed Kitchens.

**Appliances**

Fisher & Paykel Oven, Gas Hob, Rangehood and Dish Draw Finished in EZKleen stainless steel.

**Accessories**

Paini Cox swan neck kitchen mixer, wastemaster.

**Splashback**

Glass with Resene metallic paint finish.

**Floor Coverings**

Tiles.

**BATHROOMS**

**Shower (Main Bathroom)**

Clearlite.

**Shower (Ensuite)**

Shower fully tiled with 10mm Glass Screen.

**Baths**

Clearlite Gauguin.

**Basins**

Elementi Box.

**Toilets**

Envy.

**Tapware**

Paini Cox

**Mirror Cabinets**

St Michel Dante 600mm wide

**Floor Coverings**

Tiles.

**Exhaust Fans**

Ceiling mounted.

**HEATING & HOT WATER SYSTEM**

**Heating**

Mitsubishi 6 KW Heat Pump.

**Hot Water System**

Rinnai Infinity 26 gas system.

**ELECTRICAL & SECURITY**

**Electrical**

16 recessed incandescent down light, 10 surface mounted lights, 20 light switches. 20 double power outlets, 4 batterrn fittings to garage, 3 exterior Prisma bulkhead lights, 2 exterior twin sensor lights, 2 telephone outlets, 2 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 Pink Batts to external walls and R3.2 Pink Batts to ceilings.

**Linings**

Plaster board throughout with Aquaboard to bathrooms.

**Trim**

60mm bevelled architraves with square stop trim to ceilings.

**Doors**

Plyco flush interior doors with lever style hardware.

**Door Hardware**

Luxe 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. Tiles to entry, kitchen and bathrooms.

**Laundry Tub**

SuperTub ST7000.

**EXTERIOR**

**Roofing**

Colorsteel Corrugate.

**Spouting**

Colorsteel spouting and downpipes.

**Cladding**

Painted Timber Weatherboard.

**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**

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**

**FIXED PRICE GUARANTEE.**

**SEVEN YEAR NEW HOME GUARANTEE.**

**DEPOSITS SAFE IN LAWYERS TRUST ACCOUNT.**

To secure the show 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 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.



*For no obligation answers to your finance questions cal our finance specialist  
Stephanie Murray – Mobile Mortgage Manager @ The National Bank on 382 6814 or 027 454 8171*



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# SITE PLAN



## LEGEND

- NEW HOMES AVAILABLE ■
- FUTURE MEDIUM DENSITY HOUSING LOT 460 ■
- FUTURE DEVELOPMENT ■
- SOLD ■
- INFORMATION CENTRE ■
- DAYCARE (Proposed) ■
- FUTURE MULTI-UNIT DEVELOPMENT ■
- POSSIBLE FUTURE SHOPS SUBJECT TO CONSENT ...



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