

LOT 317 | 18 CEDARWOOD STREET

**SOLD**



ARTIST IMPRESSION ONLY

**FEATURES**

- Three Bedrooms plus Study
- Master Bedroom with Ensuite & Walk-in Wardrobe
- Large Open Kitchen - Dining & Lounge
- Double Garaging with Internal Access
- 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**

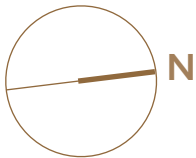
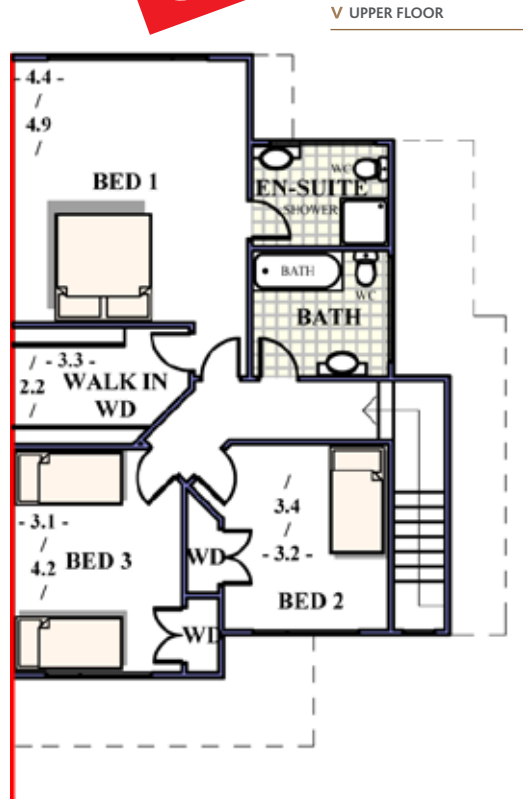
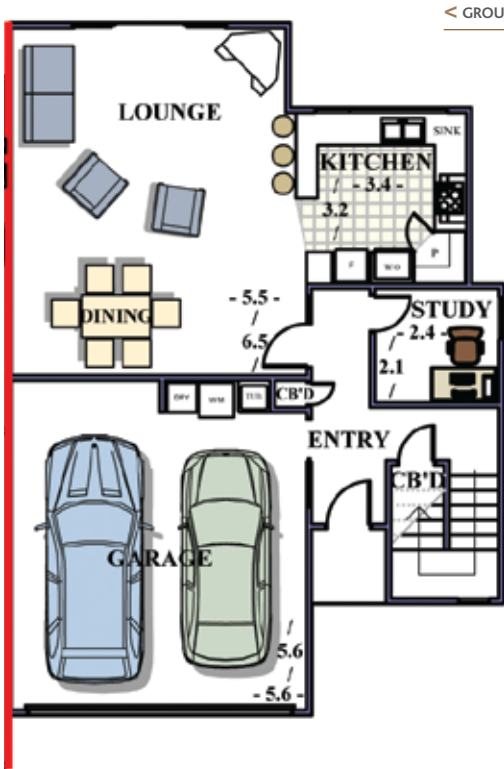
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**DIMENSIONS**

- Ground floor area 105m<sup>2</sup>
- First Floor 83m<sup>2</sup>
- Total living area 188m<sup>2</sup>
- 303m<sup>2</sup> Section

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**KITCHEN**

**Joinery**

Thermoformed Kitchens.

**Appliances**

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

**Accessories**

Paini Cox swan neck kitchen mixer, wastemaster.

**Splashback**

Glass with Resene metallic paint finish.

**Floor Coverings**

Lino or tiles.

**BATHROOMS**

**Showers**

Clearlite.

**Baths**

Englefield Duo.

**Basins**

Elementi Box.

**Toilets**

Envy.

**Tapware**

Paini Cox

**Mirror Cabinets**

St Michel Dante 600mm wide

**Floor Coverings**

Lino or tiles.

**Exhaust Fans**

Ceiling mounted.

**SEPARATE TOILETS**

**Basins**

Elementi Box.

**Toilets**

Envy.

**Tapware**

Paini Cox.

**Floor Coverings**

Lino or tiles.

**HEATING & HOT WATER SYSTEM**

**Heating**

Mitsubishi 6 Kilowatt 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 batterm 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 R2.6 Pink Batts to ceilings.

**Linings**

Gib board throughout with Aqualine Gib to bathrooms.

**Trim**

60mm bevelled architraves with 55mm Gib Cove or square stop trim to ceilings.

**Doors**

Plyco flush interior doors with lever style hardware.

**Door Hardware**

Luxe lever style hardware

**Shelving**

WardrobeWorld shelf and rod starter systems to wardrobes and linen cupboards.

**Floor Coverings**

Carpets to all living and bedroom area's. Lino or tiles to entry, kitchen and bathrooms.

**Laundry Tub**

SuperTub ST7000.

**EXTERIOR**

**Roofing**

Tuffcoat or CoronaShake pressed steel tiles or longrun Colorsteel.

**Spouting**

Colorsteel spouting and downpipes.

**Cladding**

Timber weatherboard and Axon Panel

**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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**SOLD**

**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 call 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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