

TOWNHOUSE LOT 316 | 20 CEDARWOOD STREET | PRICE: \$497,000
Including section

RENT
TO BUY
OPTION AVAILABLE



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

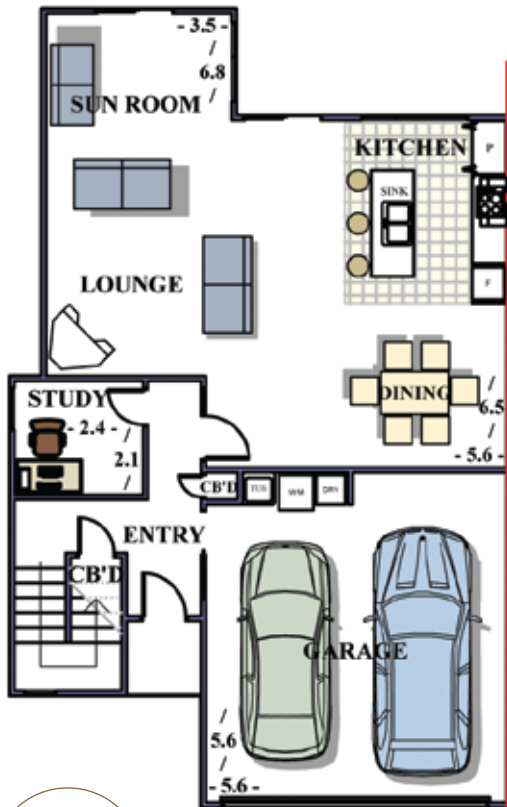
0800 WOODRIDGE

Leanne Wright
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43 Woodridge Drive,
Woodridge
PO Box 26 017,
Newlands,
Wellington 6442
www.woodridge.co.nz



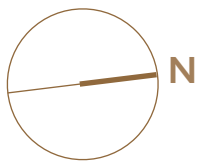
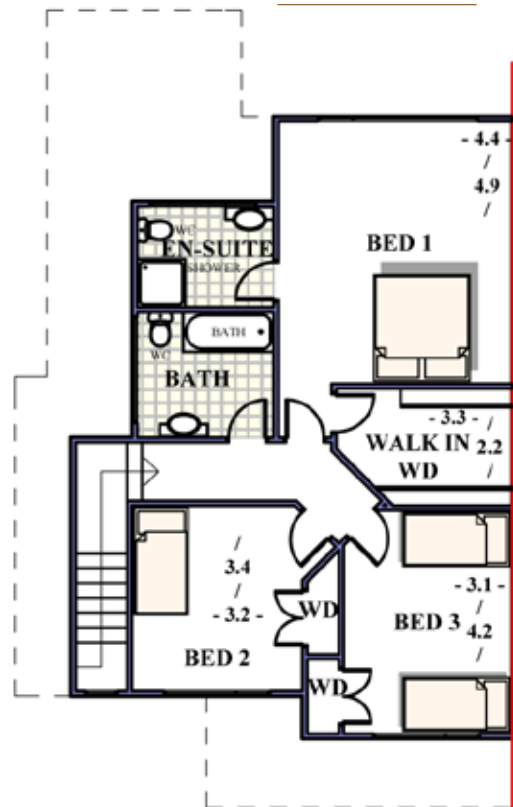

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DEVELOPMENTS
above all

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< GROUND FLOOR

V UPPER FLOOR



DIMENSIONS

- Ground floor area 118m²
- First Floor 83m²
- Total living area 201m²
- 341m² 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.

Bath

Clearlite Gauguin.

Basins

Elementi Box Basins

Toilets

Envy.

Tapware

Paini Cox

Mirror Cabinets

St Michel Dante 600mm wide Mirror

Floor Coverings

Tiles.

Exhaust Fans

Ceiling mounted.

SEPARATE TOILETS

Basins

Elementi Box Basins

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 battern 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 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. Lino or tiles to entry, kitchen and bathrooms.

Laundry Tub

SuperTub ST7000.

EXTERIOR

Roofing

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 Developements' 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.

BUILDING PAYMENT PLAN	LOT 316, 20 CEDARWOOD STREET
Securing deposit	\$2,000
Proposal acceptance deposit	\$5,000
7.5% confirmation deposit	\$37,275 Payable on confirmation of building agreement
Rent to Buy savings 20 weeks @ \$650 pw	\$13,000
Balance on completion	\$439,725 Balance including any variations payable on completion.
Total	\$497,000

All deposits are payable to and held in Gibson Sheats Lawyers trust account until completion.



*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*



W O O D R I D G E
D E V E L O P M E N T S
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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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