

LOT 479 | 54 WOODRIDGE DRIVE

PRICE

ing Section

SOLD



FEATURES

- Four Bedrooms plus study/desk area
- Master Bedroom with Large Wardrobe & Ensuite
- Large open Kitchen – Dining, family & living
- Double Garaging with Internal Access
- Large central 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

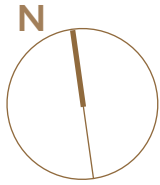
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www.woodridge.co.nz



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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DIMENSIONS

- Floor Area 193m²
- 611m² Section
- Fully flat section with timber fences on both sides and rear boundaries. Timber retaining wall to one side and a firth feature wall to Woodridge Drive boundary.

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 DEVELOPMENTS
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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

Athena Laufen Living 680 single draw standard colour finish

Toilets

Envy.

Tapware

Paini Cox

Mirror Cabinets

Athena Soji 500mm Mirror Cabinet standard colour finish

Floor Coverings

Tiles.

Exhaust Fans

Ceiling mounted.

HEATING & HOT WATER SYSTEM

Heating

Fujitsu Compact Hi-Wall Premier ASTG18LVCA.

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 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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SITE PLAN



LEGEND

- NEW HOMES AVAILABLE
- FUTURE MEDIUM DENSITY HOUSING
- FUTURE HOME DEVELOPMENT
- SOLD
- INFORMATION CENTRE
- DAYCARE (Proposed)



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