

LOT 473 | 66 WOODRIDGE DRIVE

**SOLD**



ARTIST IMPRESSION ONLY

**FEATURES**

- Four Bedrooms
- Master Bedroom with Ensuite & Walk-in Wardrobe
- Large Open Kitchen - Dining & Family
- Large Living
- Double Garaging with Internal Access
- Large Private Internal Courtyard
- 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**

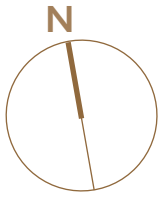
Leanne Wright  
mbl 021 72 82 85  
43 Woodridge Drive,  
Woodridge  
PO Box 26 017,  
Newlands,  
Wellington 6442  
[www.woodridge.co.nz](http://www.woodridge.co.nz)



  
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**DIMENSIONS**

- Floor Area 203.8m<sup>2</sup> (including brick veneer)
- Courtyard 36m<sup>2</sup>
- 533m<sup>2</sup> Section
- Fully flat section with timber fences on both sides and rear boundaries
- Timber retaining wall to one side and rear, and a Firth feature wall to Woodridge Drive boundary

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**KITCHEN**

**Joinery**

Thermoformed Kitchens.

**Appliances**

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

**Accessories**

Paini Cox swan neck kitchen mixer, wastemaster.

**Splashback**

Glass with Resene metallic paint finish.

**Floor Coverings**

Ceramic tiles.

**BATHROOMS**

**Showers**

Main shower – Clearlite.

Ensuite shower – Fully tiled with glass door.

**Baths**

Clearlite Gauguin.

**Basins**

Elementi Box.

**Toilets**

Envy.

**Tapware**

Paini Cox

**Mirror Cabinets**

St Michel Dante 600mm wide

**Floor Coverings**

Ceramic tiles.

**Exhaust Fans**

Ceiling mounted.

**HEATING & HOT WATER SYSTEM**

**Heating**

Mitsubishi 5.6 KW Heat Pump.

**Hot Water System**

Rinnai Infinity 26 gas system.



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**ELECTRICAL & SECURITY**

**Electrical**

16 recessed incandescent down light, 10 surface mounted lights, 20 light switches. 20 double power outlets, 4 batteren 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.

**INTERIOR**

**Insulation**

R2.2 Pink Batts to external walls and R3.2 Pink Batts to ceilings.

**Linings**

Plater board throughout with Aquaboard to bathrooms.

**Trim**

60mm bevelled architraves with square stop trim to ceilings.

**Doors**

Flush interior doors with 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. Ceramic tiling to entry, kitchen and bathrooms.

**Laundry Tub**

SuperTub ST7000.

**EXTERIOR**

**Roofing**

Colorsteel Corrugate.

**Spouting**

Colorsteel spouting and downpipes.

**Cladding**

Brick.

**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.*



WOODRIDGE  
DEVELOPMENTS  
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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	<span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span>
FUTURE MEDIUM DENSITY HOUSING LOT 460	<span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span>
FUTURE DEVELOPMENT	<span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span>
SOLD	<span style="display: inline-block; width: 15px; height: 15px; background-color: tan; border: 1px solid black;"></span>
INFORMATION CENTRE	<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span>
DAYCARE (Proposed)	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span>
FUTURE MULTI-UNIT DEVELOPMENT	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span>
POSSIBLE FUTURE SHOPS SUBJECT TO CONSENT	<span style="display: inline-block; width: 15px; height: 15px; border-top: 1px dashed red;"></span>



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