

LOT 538 | 4 TEA TREE LANE

PRICE: \$583 ,000 Including Section



FEATURES

- Three bedrooms & study nook
- Master bedroom large wardrobe and ensuite
- Large open kitchen - dining & living
- Separate lounge
- Double garaging with internal access
- Large front patio/courtyard for outdoor living
- Seven 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



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DIMENSIONS

- Ground Floor 175.7m²
- 490m² Section (subject to survey)
- Flat section with timber fences on both sides and retaining to rear of home
- Licensed Building Practitioners
- As we have been building quality homes for more than 40 years, you have our security and experience on your side.

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KITCHEN

Joinery

Thermoformed Kitchens.

Appliances

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

Accessories

Paini Cox swan neck kitchen mixer, wastemaster.

Splashback

Glass with Resene metallic paint finish.

Floor Coverings

Tiles.

BATHROOMS

Showers

Clearlite.

Bath

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

18 recessed incandescent down light, 12 surface mounted lights, 20 light switches. 22 double power outlets, 4 batterm fittings to garage, 3 exterior Prisma bulkhead lights, 2 exterior twin sensor lights, 3 telephone outlets, 3 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

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 Metcome 7 Profile.

Spouting

Colorsteel spouting and downpipes.

Cladding

Stained Timber Weatherboards.

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.

BUILDING PAYMENT PLAN

LOT 538, 4 TEA TREE LANE

Securing deposit	\$2,000	
Proposal acceptance deposit	\$5,000	
7.5% confirmation deposit	\$43,725	Payable on confirmation of building agreement
Balance on completion	\$532,275	Balance including any variations payable on completion.
Total	\$583,000	

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*



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