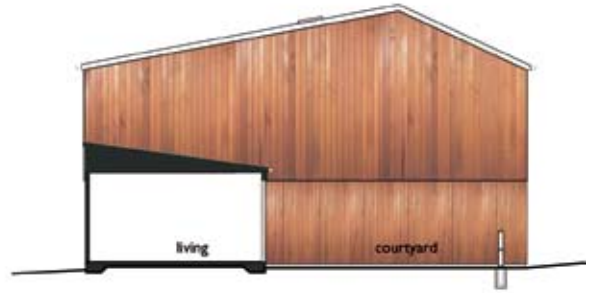


SOLD

FREEHOLD TITLES



▲ NORTH ELEVATION



▲ EAST ELEVATION



▲ SOUTH ELEVATION



▲ WEST ELEVATION

FEATURES

- Two Large Bedrooms
- Open Kitchen - Dining & Living
- Garaging with Internal Access
- Private Large Courtyard
- Rear Yard
- Seven Year New Home Guarantee
- All Deposits Safe in Lawyer's Trust Account
- Freehold titles to be created

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



WOODRIDGE
DEVELOPMENTS

above all

SOLD



▲ GROUND FLOOR



▲ FIRST FLOOR

DIMENSIONS

- Ground Floor Area 68m²
- First Floor Area 54m²
- Total Living Area 122m²
- Entry and Private Courtyard Area
- Rear Yard

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DEVELOPMENTS

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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**

Clearlite

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

Ceramic tiles.

Exhaust Fans

Ceiling or wall mounted type.

HEATING & HOT WATER SYSTEM**Heating**

Mitsubishi 6 KW Heat Pump.

Hot Water System

Rinnai Infinity 26 gas system.

ELECTRICAL & SECURITY**Electrical**

14 recessed down lights complete with compact fluorescent lamp, 1x pendant lights above stairs, 2x recessed waterproof down lights complete with compact fluorescent lamp, 4x ceiling mounted light fittings in bedrooms, study, hallway and entry, 2x batten holders in garage, 2x exterior twin sensor lights, 3x exterior prima bulkheads, 16x light switches (PDL 600 series), 1x heated towel rail outlet and white heated towel rail, 16x double socket outlets (PDL 600 series), single sockets for fridge, dishwasher, gas hobs, rangehood, waste disposal, microwave and garage door opener, electrical connections to electric wall oven, gas water heater, 3x phone outlets, 2x TV outlets, 1x 150mm exhaust fan ducted to exterior for bathroom, 1x power supply to single high wall air conditioning unit.

Security

One Elite S Lite alarm system complete with: Control panel, Keypad, Internal and external siren, 2x smoke detectors, Panic switch in master bedroom, 3x PIR detectors, 2x key ring remotes, Phone link and dialer for future alarm monitoring.

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Insulation

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

Linings

Plaster board throughout with Aqua board to bathrooms.

Trim

60mm bevelled architraves and skirtings, square stop trim to ceilings.

Doors

Plyco Flush interior doors with lever style hardware.

Door Hardware

Satin chrome 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 bathroom.

Laundry Tub

SuperTub ST7000.

Roofing

Colorsteel corrugate.

Spouting

Colorsteel spouting and downpipes.

Cladding

Stained timber weatherboards on cavity.

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

Stained Ply 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.

EXTERIOR**FOR MORE INFO CONTACT**

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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**HOUSE 40, 92 WOODRIDGE DRIVE**

Securing deposit	\$2,000	
Proposal acceptance deposit	\$5,000	
7.5% confirmation deposit	\$32,625	Payable on confirmation of building agreement
Balance on completion	\$402,368	Balance including any variations payable on completion.
Total	\$435,000	

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

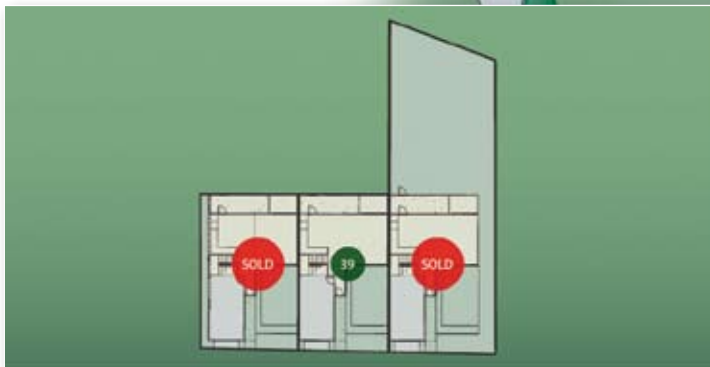


*For no obligation answers to your finance questions call our finance specialist
Stephanie Murray – Mobile Mortgage Manager @ The National Bank on 382 6814 or 027 454 8171*

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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



WOODRIDGE
DEVELOPMENTS
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