

KAURI POINT

9 (Lot 61) Kakariki Lane,
Kauri Point,
Horsham Downs, Hamilton



This distinctive modern home features all the things you would ever want in a home.

- This home has a designer kitchen with open plan dining and lounge
- Generously proportioned bedrooms, with the master bedroom featuring both an en-suite and a walk-in wardrobe
- Designed with living in mind and tastefully appointed.

Section size:

227m²

House size:

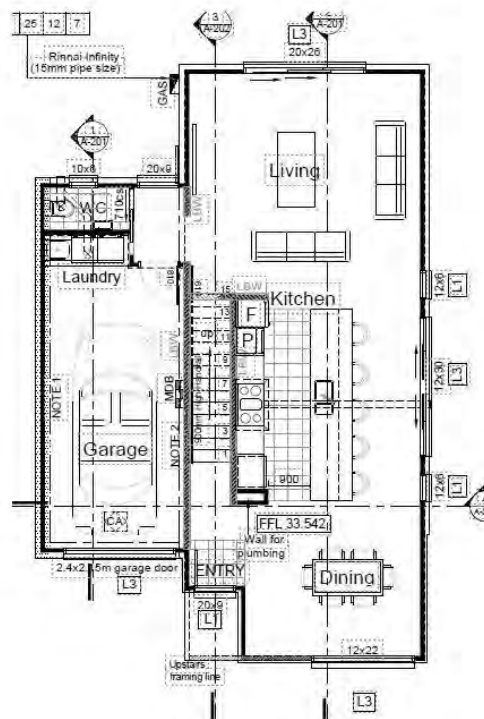
148m²

\$849,900

Contact us today

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Ground Floor



First Floor

Lot 61 Kakariki Lane, Kauri Point



SITE WORKS AND FOUNDATIONS

- Site Inspection and full set of plans
- Council Building and Consent Fees
- Concrete pod floor - engineered design

EXTERIOR

- Corrugated and metal tile roofing
- Midland or Monier Bricks 70 series Clay kiln fired Brick
- Axon cladding
- Coloursteel 185mm External Fascia System with Continuous Gutter
- Rylock Pacific Standard Powder coated Aluminium Joinery
- Front Door: Strata TGV Standard Powdercoated Entry Door Panel, Yale SYDM 3109 digital lock
- 120mm overhang soffit from frame

INTERIOR

- Interior doors: Avon Doors Grooved preprimed hollow core with paint finish and door stops
- Linen cupboards - 4 shelves - 90mm*19mm slat shelving
- Master Bedroom - 1 shelf - 300mm MDF painted shelf with clothes rail
- Bedrooms 2-3 Wardrobe shelving - 1 shelf - 300mm MDF painted shelf with clothes rail
- 55mm Gib Cove
- 10mm Gib ceilings and 10mm Gib walls
- 2400mm stud height
- Lockwood Velocity Element L3 door handles
- 60mm Single Bevel Pine skirting & 60mm Single Bevel Architrave
- Pink Batts R2.2 Insulation in walls and R3.2 Insulation in ceiling (garage not insulated)
- Curtains to living, dining, and bedrooms

KITCHEN

- White Melamine interiors, 1mm PVC edges (18mm board)
- Melteca/Melamine standard colour range exteriors (18mm board)
- Blum hinges
- Adjustable shelving and doors for easy access
- Metal sided drawers (soft closed)
- Laminate kitchen benchtop 36mm
- Overhead cupboard above fridge.
- Sink mixer linear chrome all pressure
- Waste disposal 1 HP 750W Midea
- Rangehood - Beko BRH90CX
- Glass Splashback

ELECTRICAL

- Dishwasher - Beko BDF1410X
- Oven - Beko BBO6851MDX
- Hob - Beko BCT90GX1
- 1 x TV Outlet and 1x telephone jacks
- Pre wired for Sky TV
- Ambius LED Down lights & Vynco home series power points throughout
- Downstairs Living Area - Hiwall Panasonic





FLOORING

- Tiled Floor in bathroom & ensuite
- Living, Bedrooms and hallway upstairs - Residential carpet throughout - Casa
- Kitchen, Dining, Entry, WC - Vinyl Planks
- Memory foam carpet underlay

DECORATING

- Fully painted – Resene Paints

PLUMBING

- Gas Water Heater - Rheem
- Ceramic Disc Taps and mixers to showers & vanities
- 2 outside taps (brass)

BATHROOM – ENSUITE – LAUNDRY

- Vanities to bathroom, ensuite and wc - wall hung
- Toilet Suite - Vogue Lecco
- Basin mixers Vogue Linear for vanities, Novo Eco for WC vanity
- Laundry Supertub
- Shower mixer Vogue Linear chrome all pressure
- Shower slide - Vogue round slide shower
- Acrylic Florida moulded showers with toughened glass doors and returns
- Gold air heated towel rails to ensuite and bathroom
- Mirrors above vanities

GARAGE

- Fully lined, stopped and painted
- Windsor Pressed Panel Sectional Garage Doors
- Windsor Electric opening unit with 2 remotes

LANDSCAPING

- Ready lawn, trees and shrubs to front of section
- Alternate paling 1800mm high timber fence
- Concrete driveway
- Concrete paths and patio
- Letterbox
- Mulch to gardens

INSURANCE

- Builders risk insurance during construction

SERVICES

- Power
- Sewage, stormwater & water
- Site cleared of building rubbish
- Interior & exterior of house professionally cleaned on completion

