

KAURI  POINT

LOT
30



1/36 KAURI POINT DRIVE

HORSHAM DOWNS, HAMILTON

FLOOR

 150m²

BED

 3

BATH

 2.5

GARAGE

 1

LAND

 196m²

ASKING PRICE

\$949,900



10 Year
Structural Guarantee

 **Homes
For Living**



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Artist's impression. Plans and specification are indicative only and subject to change

Luxury without the maintenance.

Modern home. Prime location. Everyday comfort.



MOVE IN READY

Landscaping, fencing, driveway, decking, curtains, blinds and paths already completed. Just move in and enjoy.



DESIGNER FINISHES

A porcelain waterfall island, feature lighting, designer tapware, floor to ceiling sheers & drapes, and custom cabinetry.



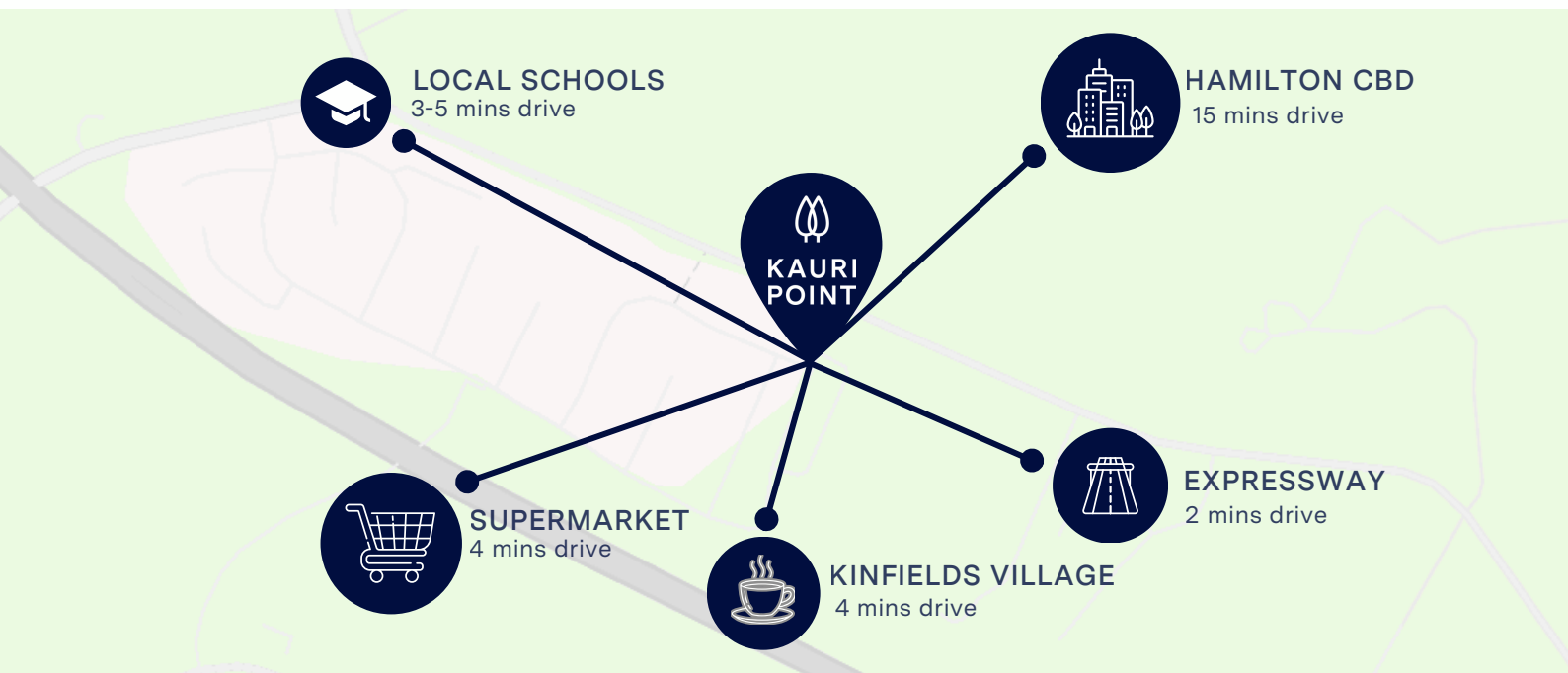
YEAR ROUND COMFORT

Gas hot water. Ducted air conditioning upstairs, heat pump downstairs and insulation throughout.



LOCK UP & LEAVE

Low maintenance home with security alarm, perfect for lock up and leave living.



MARC DAVIDSON



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BARRY LIVINGSTON



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Your new home at Kauri Point.

Quality throughout. Peace of mind for
years to come.



DESIGNER KITCHEN

12mm porcelain benchtops with waterfall ends, Blum soft-close cabinetry, tiled splashback, brushed-nickel mixer and LED strip lighting



BATHROOMS & LAUNDRY

Fully tiled glass showers, wall-mounted vanities, brushed-nickel fittings, freestanding bath, demister mirrors and fitted laundry cabinetry



EXTERIOR

Clay brick, Hardies axon panel cladding, MC770 long-run roofing, aluminium joinery and Yale digital entry lock.



FLOORING

Quick-Step laminate, tiled wet areas, quality carpet and underlay, and carpeted garage.



OUTDOOR LIVING

Fully landscaped with fencing, planting, decking and pavers carefully designed for easy care living.



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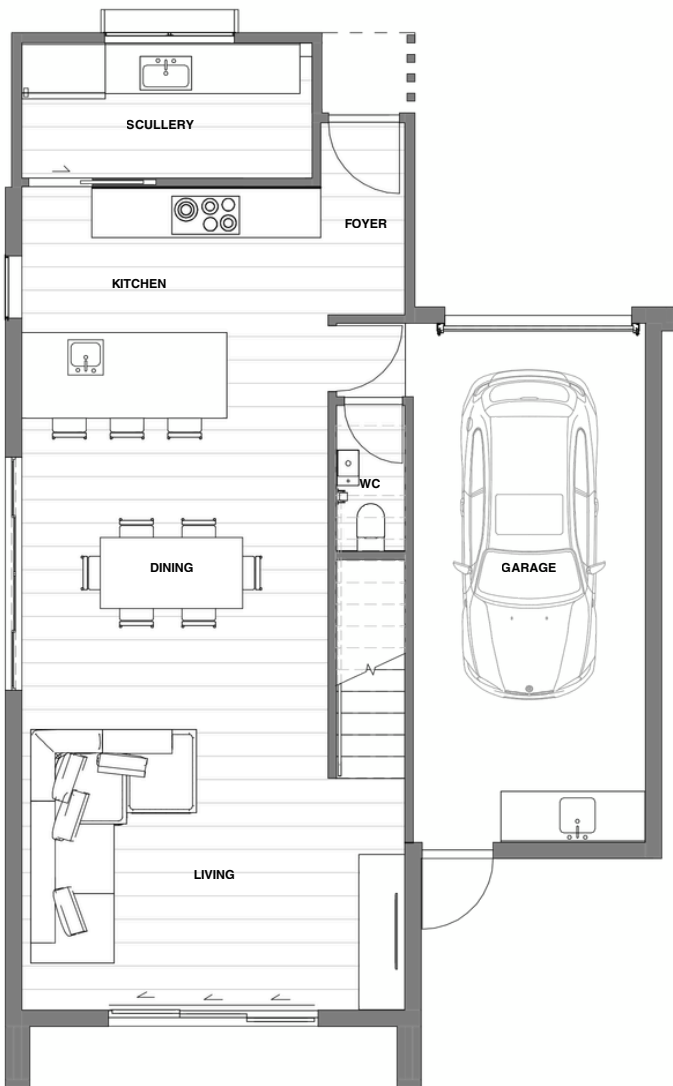
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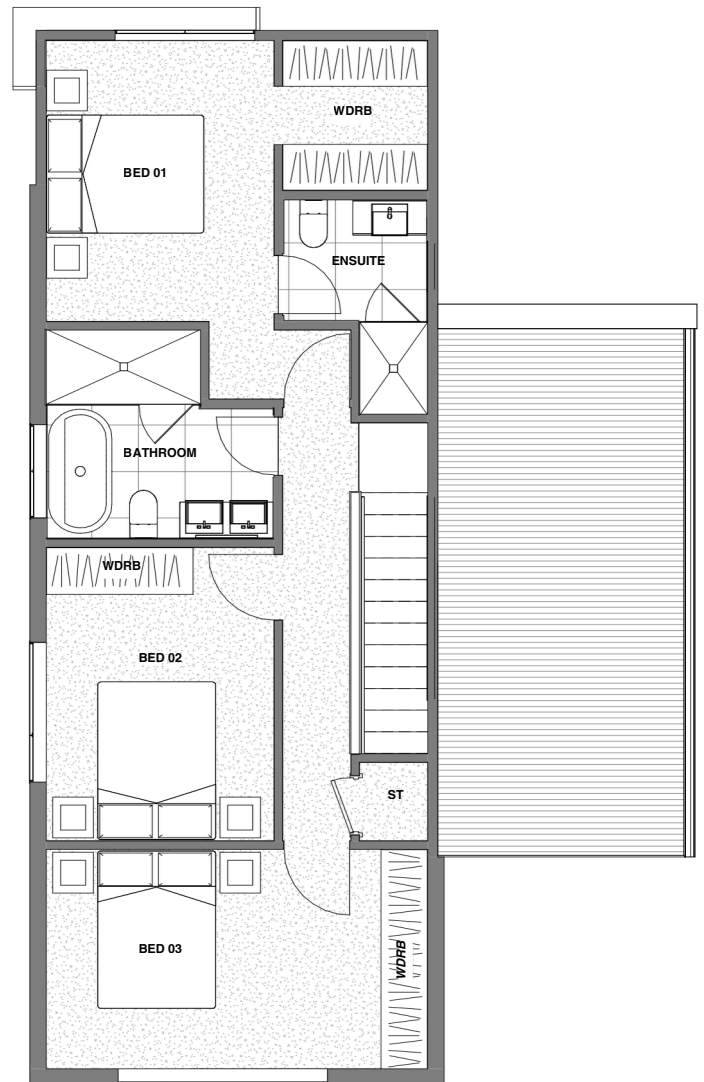
Floor Plans

1/36 (LOT 30) KAURI POINT DRIVE, HORSHAM DOWNS

GROUND FLOOR



FIRST FLOOR



Specifications

1/36 (LOT 30) KAURI POINT DRIVE, HORSHAM DOWNS

SITE WORKS & FOUNDATIONS

- Site inspection and full set of plans
- Council building and consent fees
- Engineered design concrete pod floor

EXTERIOR

- MC770 long run roofing
- Midland Brick Aspire Heritage Red - stretcher bond
- Coloursteel 185mm external fascia system continuous gutter
- Rylock standard powder coated aluminum joinery
- Front door - Stellar TGV SR11 standard powder coated
- Entry door panel - Yale SYDM 3109 digital lock
- Aluminum window shrouds
- Entry aluminum louvres

INTERIOR

- Interior doors - 2200mm - Avon Hag 11 (U Groove)
- Floor to ceiling custom master bedroom wardrobe
- Custom in-built wardrobes to bedrooms two and three
- 2400mm stud height
- Windsor Futura door handles - brushed nickel
- 100mm single bevel pine skirting & 60mm single bevel architrave
- Pink Batts - R2.4 insulation in walls, R3.6 to ceiling, and silencer insulation to midfloor
- Top fixed curtains - inverted pleats James Dunlop Seaview with Basford Brands prestige lining
- Woodfex venetian blind to kitchen
- Scotia detail - square stop throughout
- Floor to ceiling custom built-in TV cabinet

KITCHEN

- Melteca exterior door and panels
- Cabinet interiors melamine board
- Blum soft close hinges
- Benchtop - 12mm prime porcelain with waterfall ends on the island
- LED feature strip lighting
- Sink mixer - Evoke Gooseneck sink brushed nickel
- Insinkerator food waster disposer model 56 with air switch
- Robinhood 70cm powerpack RPC3CL70SS/MB- Tiled splashback - brick bond 1/3 offset
- Kitchen sink - Derby single bowl DV107 under mount

ELECTRICAL

- Dishwasher - Bosch built under bench SMU2ITS01A
- Oven - Bosch 7F SS wall oven - series 4 HBA534BS3A
- Gas hob - Bosch 90cm gas cooktop SS PCR9A5190A
- Heating: downstairs - Hiwall Fujitsu & upstairs: Fujitsu ducted aircon
- Arrowhead alarm - EC-KIT LCD
- Feature lighting throughout house - includes sensor lighting, main living and bedroom dimmers, and bathroom night lighting

FLOORING

- Tiled floor in bathroom and ensuite
- Carpet floor in bedrooms, stairs and hallway upstairs -Avenue Trail
- Kitchen, dining, & entry - Laminate Quick Step Impressive
- 11mm Formx Blue Underlay

Specifications

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BATHROOM - ENSUITE - WC - LAUNDRY

- Vanities - Velora Luxe wall mounted
- Toilet suite - Frank back to wall rimless toilet
- Basin mixers - Evoke wall mounted brushed nickel
- Shower mixer - Evoke shower mixer brushed nickel
- Shower slide - Evoke double head brushed nickel
- Fully tiled, glass surround showers
- Towel rail - Largo single bar square heated bar
- Bath (main bathroom) Lexington reestanding 1500mm
- Laundry inbuilt cabinetry, 30mm laminate benchtop, with tiled splashback
- Mirrors fitted with demisters

DECORATING

- Fully painted – Resene Paints

PLUMBING

- Gas water heater - Dux 26ENG6N
- Brass outdoor taps

LANDSCAPING

- Fully landscaped - raised gardens, fruit trees and plants
- 1800mm & 1200mm high aluminum fence
- Concrete driveway
- Concrete, paved, and stoned paths
- Timber front entry and entertainers deck
- Letterbox
- Mulch to gardens
- Block feature wall with aluminum panels.

INSURANCE

- Builders risk insurance during construction

SERVICES

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