LOT 105, TE KOWHAI AIRPARK, TE KOWHAI











\$2,200,000 Floor area: **256m2** Land area: **2,598m2**

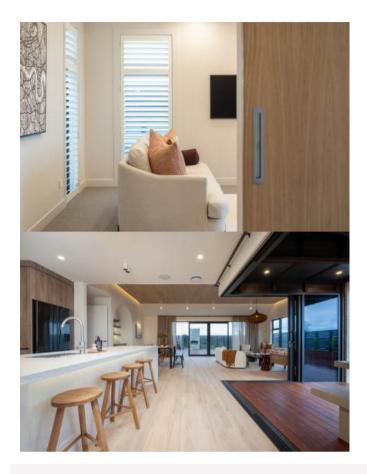








LOT 105, TE KOWHAI AIRPARK, TE KOWHAI





PACKAGE INCLUSIONS

- Council application fees and consents (excluding resource consent)
- Engineers fees and inspections
- Plans
- Standard 300mm excavation
- · Site drainage on a rural site PC Sum allowance
- Foundations and slab on good flat ground
- Mains power and phone on a rural site
- · Vaulted ceiling in media room
- 2.55m stud height throughout with coved ceiling in dining and living
- Radiata pine wall framing and roof trusses
- Colorsteel longrun roofing Styleline
- · Continuous coloured steel fascia and spouting
- Ceres Brick and Linea oblique exterior cladding
- Insulation to all external walls and ceilings (excludes garage)
- Gib plaster board throughout to a level 4 paint finish
- · Aqualine to wet areas
- · Double glazed aluminium joinery with tinted glass

- Coloured steel sectional garage doors with openers (insulated)
- · Resene quality paints inside and out
- · Windsor interior door hardware
- · Nylon carpets throughout and Laminate hard flooring
- · Ducted air conditioning
- Melamine cabinetry and stone tops to kitchen and laminate to scullery
- Designer shelving systems to all wardrobes and cupboards
- Pine painted trim architraves and skirting
- Square stopped throughout
- Tiled floors in wet areas
- Tiled showers to main bathroom and ensuite
- · Designer quality bathroom fittings
- 250 litre smart control hot water cylinder
- Bosch kitchen appliances
- · LED lighting throughout
- 150m2 5% black oxide concrete driveway and 42m2 Kwila decking
- Letterbox