

edmonds

Building better neighbourhoods, one home at a time.



85 Ludlam Crescent





Introducing Ludlam Crescent

Introducing Ludlam Crescent, a newly released collection of 12 boutique townhouses designed in a traditional style.

Located in the heart of Woburn, the site has been carefully selected for its exceptional setting and surrounding character. Occupying a portion of one of Wellington's most historic and impressive gardens, the development is surrounded by sprawling residences of Ambassadors and local business leaders and contains many native palm trees that have taken more than a century to mature.

These trees form the focal point of the development and provide a level of amenity unmatched by anything else on the new-build market. From the striking gabled rooflines and architectural detailing, to the 2.7m high stud ceilings, all the way through to the pergolas and traditional style fencing, this development sets a new standard for refined living.

- 12 x two and three bedroom homes
- Premium Woburn location
- Off street carparking options
- Walking distance to Woburn Railway Station, sports grounds, Queensgate Mall, Huia Pool and the River Trail
- In zone for sought after local schools
- High level of specification throughout including high stud ceilings, real timber flooring, large designer kitchens with island and underfloor heating

Desirable homes,
in an exceptional location

85 Ludlam
Crescent



Hutt River Trail
(1km)

Hutt Rec Ground
(250m)

Huia Pool
(600m)

Sacred Heart College
(400m)

Queensgate Mall
(1.3km)



85 LUDLAM CRESCENT

Out of view locations:

1. Woburn Station (500m)
2. Woolworths Lower Hutt (1.9km)
3. Hutt Hospital (2.9km)
4. Wellington Station (14.6km)
5. Wellington Airport (22.6km)



Exterior

The exterior style of this development has been carefully crafted to reflect and enhance its unique surroundings.

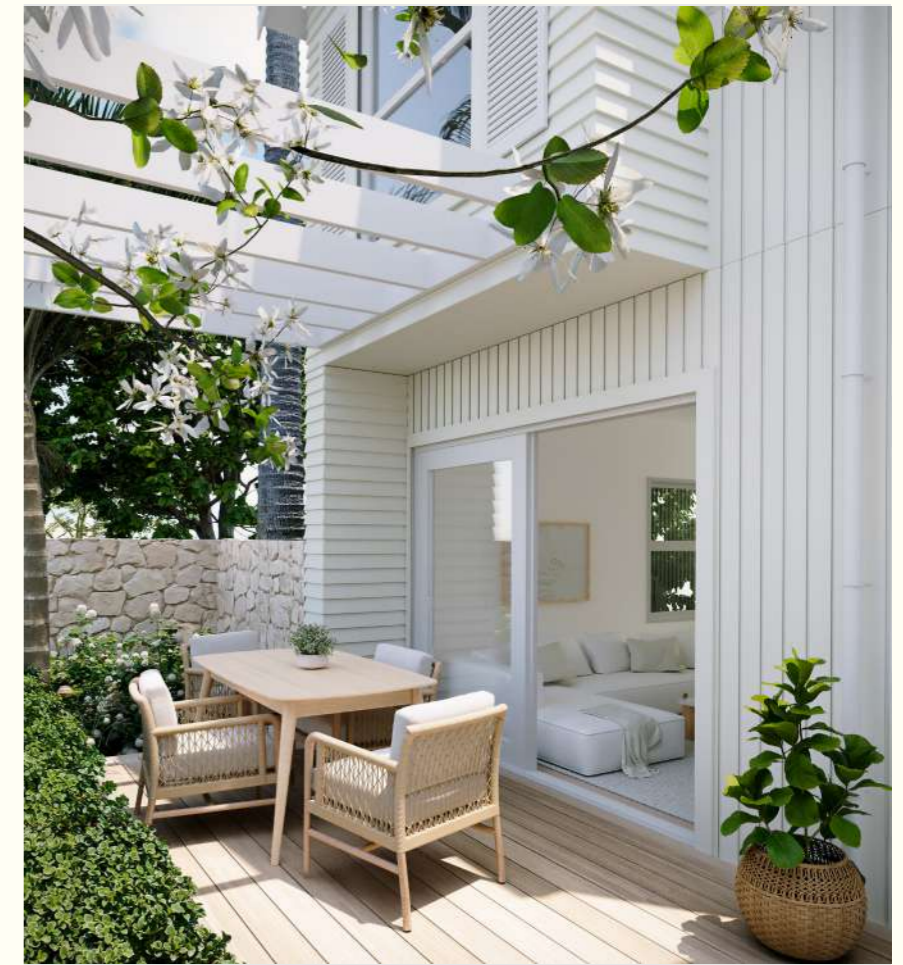
Drawing inspiration from the traditional weatherboard homes that define the character of the area, the traditional gabled roof design and white pergolas that adorn each home feel instantly familiar and connected to the neighbourhood.

At the same time, a subtle coastal influence has been woven through the architecture, inspired by the abundance of palm trees that frame the site. This connection has been enhanced further by the light architectural detailing and fresh airy colour palette, which provides an atmosphere that is spacious, effortless and traditional.



Large windows ensure each home is filled with exceptional natural light. The impressive palms standing throughout the site create a premium sense of arrival, elevating the development's presence. A turning bay is strategically positioned between two landmark palms, providing a level of landscaping quality rarely seen in this market.

Outdoor for unit 4 – every unit has its own private deck and pergola. Living spaces are all North or West facing to ensure maximum sunlight.





Exterior Spotlight

| Our design philosophy

At Edmonds property we go above and beyond to deliver an exceptional product - one where every design decision is purposeful, considered and refined down to the smallest detail.

This development was born from the site itself; it began with the trees, whose presence shaped the orientation and flow of the site. From that, inspiration was drawn from the character of the neighbouring properties resulting in a scheme that feels connected and like it always belonged.

Every unique detail has been curated with purpose to bring this vision for the development to life.



1. Organic Australian stone wall cladding in natural quartzite and marble frames the entranceway and houses the letterboxes for the back two blocks
2. High end coastal inspired letterboxes for the front units elevate the street presence
3. Premium fencing options are used throughout to provide a traditional look and uphold the character of the area
4. Soft toned limestone crazy paving shapes the entranceway and provides a premium finish





Interior

Specification built to last and stand the test of time.

Built with longevity in mind, every home pairs tactile wool loop-pile carpet - supported by a premium underlay - with genuine oak timber flooring. Together, these enduring materials create a foundation that is both robust and defined.

As outlined in the following pages, these homes showcase an impressive array of features and a heightened level of specification that make them truly distinctive.

Inspired by the timeless weatherboard gabled-roof homes that define the neighbourhood and the graceful palms that lend the site a tranquil presence, we have created two distinct interior schemes:

1. Modern coastal interior scheme

2. Traditional Hamptons scheme

Modern Coastal

The modern coastal interior scheme is conceived as an extension of the landscape, inspired by the palms outside. By weaving natural textures and vertical oak battens throughout the spaces, the scheme mirrors the serenity and authenticity of the outdoor environment.

Oak batten feature panels beneath the kitchen island are central to this scheme. This design language continues seamlessly through the home, from the solid wood bathroom vanity, to the American oak stair slats and even the integrated laundry joinery.



The Hamptons

The Hamptons interior scheme is an upgrade option and draws its inspiration from the traditional character homes that shape the surrounding neighbourhood. The use of shaker-style cabinetry, a traditional butler's sink and brushed brass tapware set against an airy colour palette all evoke a sense of craftsmanship and understated luxury. The shaker style bathroom vanity is custom made and comes with an engineered stone top.





Effortless everyday living

Thoroughly incorporated within the gabled roofline, a purpose built attic roof space provides 8 sqm of additional storage, supported by integrated lighting and a built in ladder for effortless everyday use.



Quality at every touch point

From the softness of woollen loop pile carpet to the warmth of real oak floors and the timeless character of traditional styled interior doors, these are the details that make a house feel like a home.

3- way multi-unit heat pump as standard

We understand that townhouses can get warm in the summer months - and sometimes things can get a little heated in the bedroom too! That's why every home includes a 3-way multi-unit heat pump system as standard. With one unit servicing the downstairs living area and separate units in each main bedroom, all are independently controlled for optimal heating and cooling!



Included as Standard

Whichever interior scheme you select, each home is appointed with premium specifications down to the very last detail.

Inside, every detail is a statement of craftsmanship and quality

From the moment you step inside, you are greeted by a soaring void ceiling, enhanced with rattan style pendant lighting, creating an immediate sense of openness. The ground floor of every home features a generous 2.7 metre stud height, while every touch point reflects a commitment to quality - from wool loop pile carpet and real oak flooring, to the American oak stair slats that lend warmth and character. Traditional skirting and doors complement an airy interior palette, with brushed brass hardware provided as standard.

Beauty is matched by practicality: each home makes use of its gabled roof space and provides attic storage, complete with a built-in ladder and attic lighting for convenience. Thoughtful details such as LED lighting along the stairs, beneath the kitchen bench and in the laundry, together with wardrobes fitted with shelving, ensure that every aspect of daily living is both refined and functional.

Bathrooms that are an expression of style and function

Frameless glass shower doors open to a fully tiled shower, complete with a full-length shower shelf for effortless practicality. Underfloor heating comes standard. Brushed brass wall-mounted tapware adds a touch of refined luxury, while high-end vanities with above-mounted bowls anchor vanity storage is maximised. A large LED mirror is complimented by more tiling and vertically grooved panels that rise to the ceiling, providing a look and feel that is both coastal inspired and traditional.

Kitchens that are truly are the heart of the home






At Edmonds Property, the kitchen is celebrated as the heart of the home. The kitchens are designed to reflect this and are much larger in size than the compact layouts typically found in townhouses. Every design features a generous island - up to 3.3 metres in the largest units - complemented by curated pendant lighting, stone benchtops and tiled splashbacks. The larger homes also come with built in pantries with custom joinery for additional storage. Every detail has been considered, from the soft-close drawers and Blum hardware to the brushed brass tapware and pull-out kitchen mixer, there is quality at every touchpoint. Premium Bosch appliances and integrated insinkerator provide added practicality. For those seeking a Hamptons touch, shaker-style cabinetry and a classic butlers sink provide a statement kitchen that is truly timeless.

Mature native palms set the scene for tranquil outdoor living

You don't need to crane in a ten-metre palm to create a coastal inspired oasis - they're already here, waiting for you! The site has been thoughtfully crafted around its natural landscape, with features that balance traditional character and coastal serenity. From the Australian marble and quartz rock wall that greets you on arrival, to the traditional fencing that frames the property and each outdoor space, every detail reinforces a sense of place. Decks and pergolas extend from every unit, ensuring seamless indoor-outdoor flow and inviting residents to enjoy the landscape as part of daily living.

Detailed Overview



					
UNIT	BED	BATH	CAR	UNIT M2	LOT M2
1	2	1.5	1	79	90
2	2	1.5	0	79	70
3	2	1.5	0	74	64
4	2	1.5	1	72	86
5	3	2.5	1	98	97
6	3	2.5	1	99	70
7	2 + Study	1.5	1	84	64
8	2 + Study	1.5	1	83	86
9	2	1.5	1	75	97
10	2	1.5	1	76	69
11	2	1.5	1	75	70
12	2	1.5	1	80	97

BLOCK A: Houses 1 - 4

BLOCK B: Houses 5 - 8



BLOCK C: Houses 9 - 12

Elevations

Block A



North Elevation



South Elevation



East Elevation



West Elevation

Elevations

Block B



North Elevation



South Elevation



East Elevation



West Elevation

Elevations

Block C



North Elevation



South Elevation



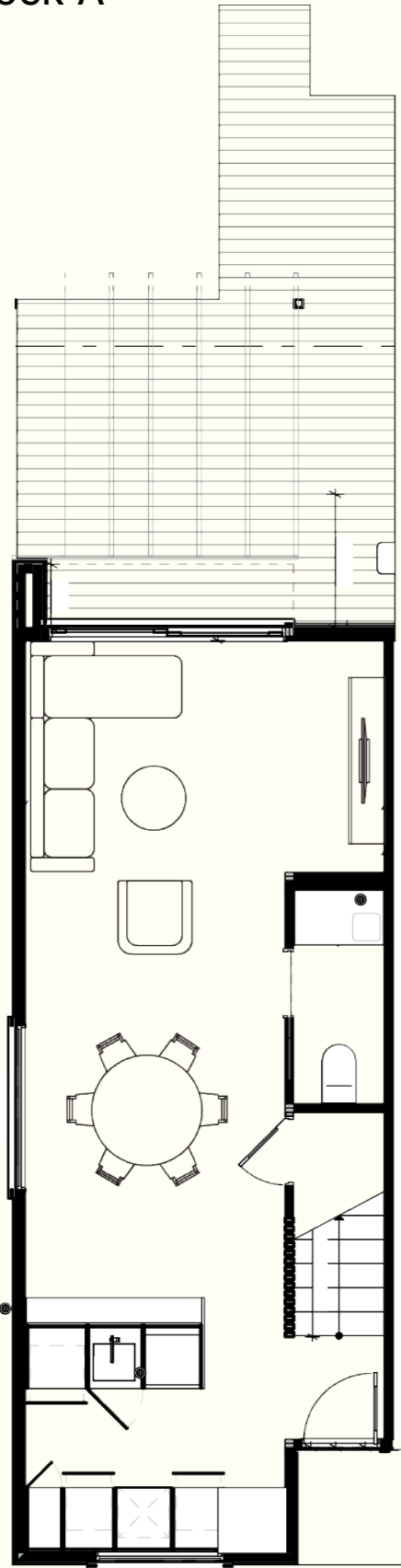
East Elevation



West Elevation

Floor Plans

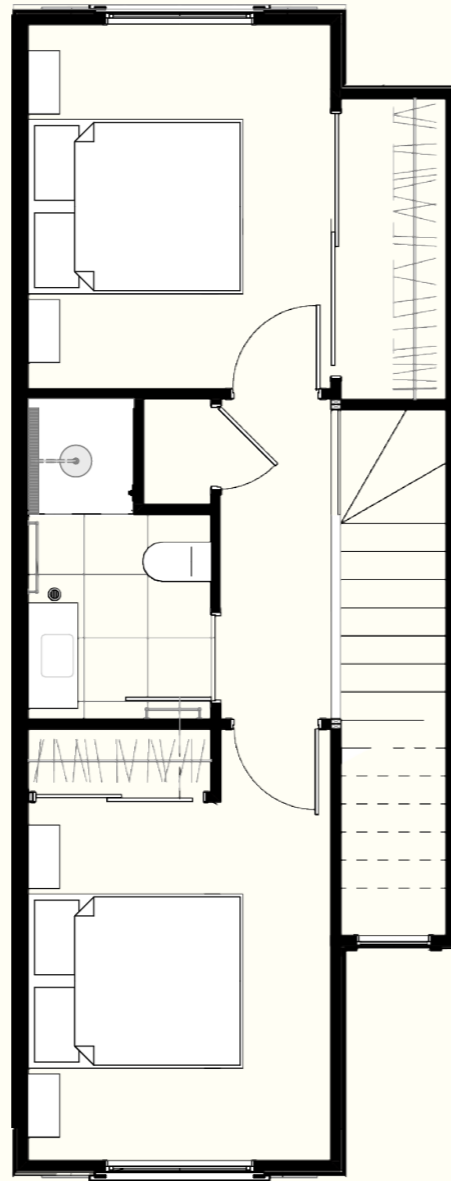
Block A



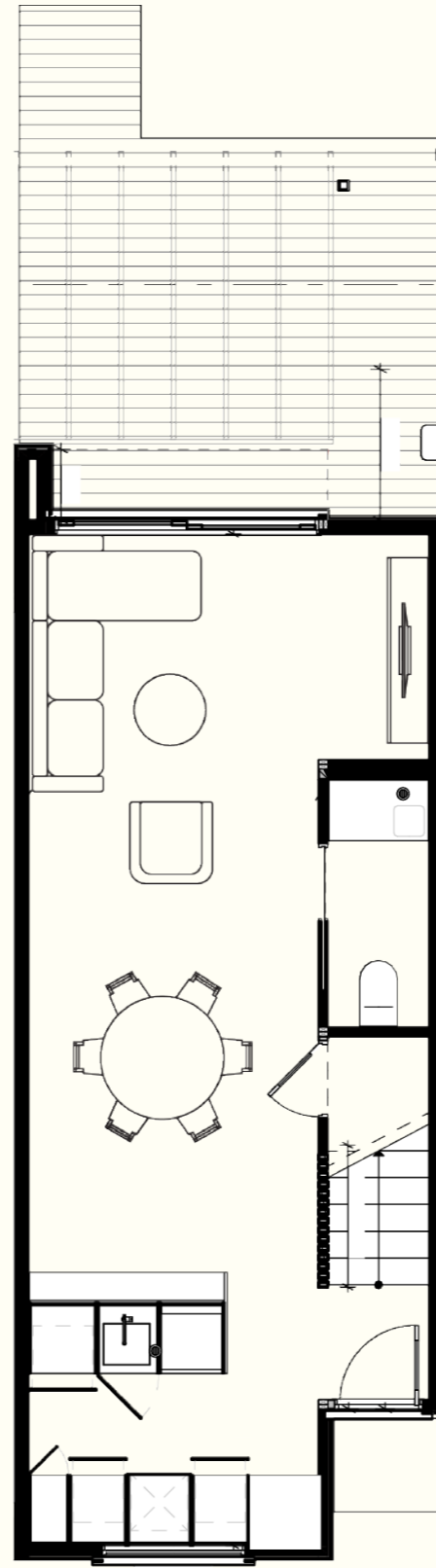
Ground Floor

Unit 1

Bedrooms	2
Bathrooms	1.5
Carparks	1
Unit M2	79
Lot M2	90



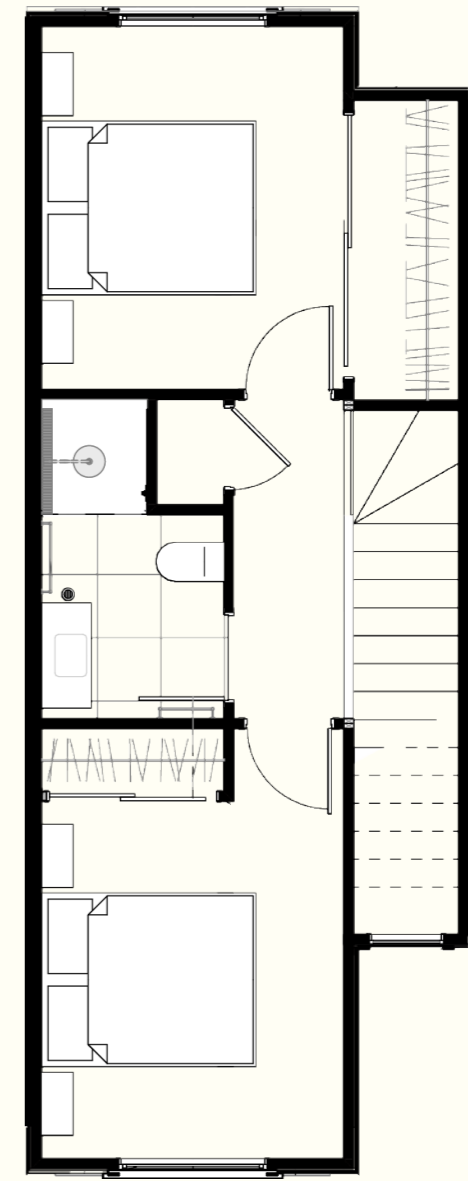
First Floor



Ground Floor

Unit 2

Bedrooms	2
Bathrooms	1.5
Carparks	0
Unit M2	79
Lot M2	70



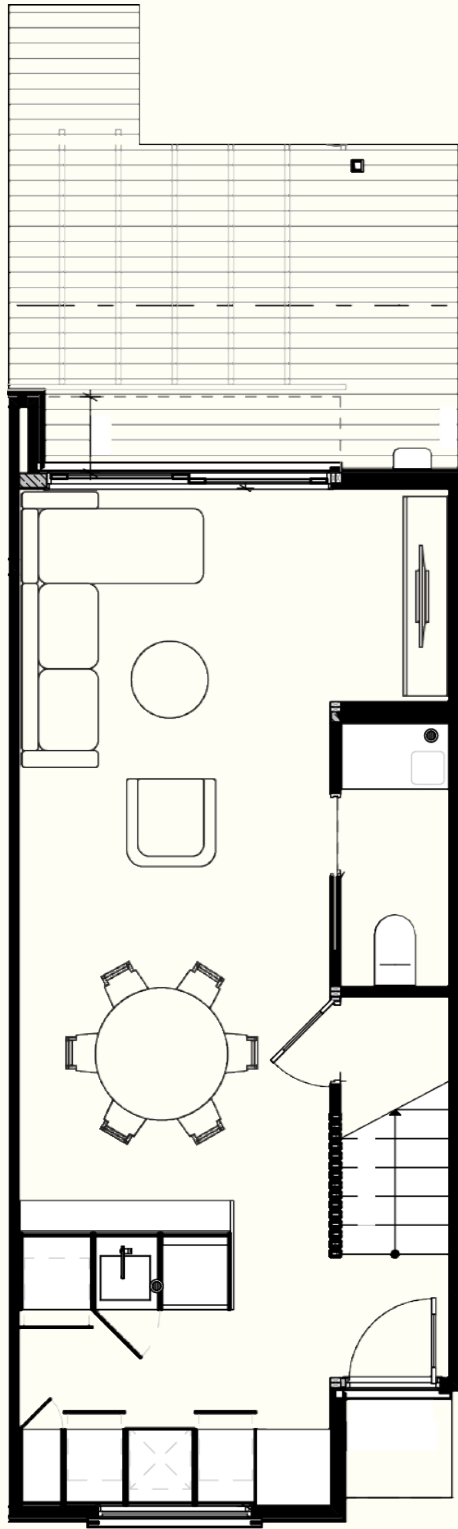
First Floor

Floor Plans

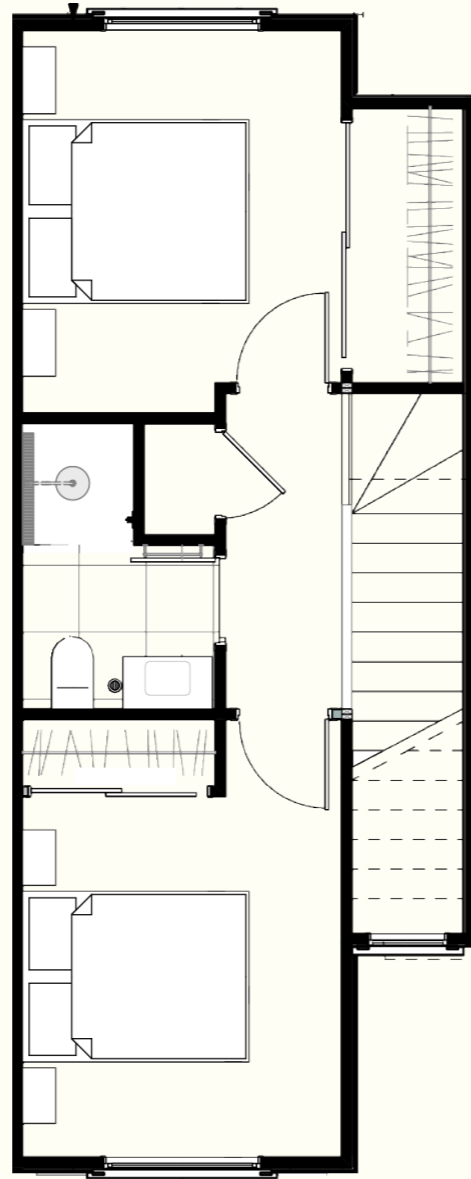
Block A

Unit 3

Bedrooms	2
Bathrooms	1.5
Carparks	0
Unit M2	74
Lot M2	64



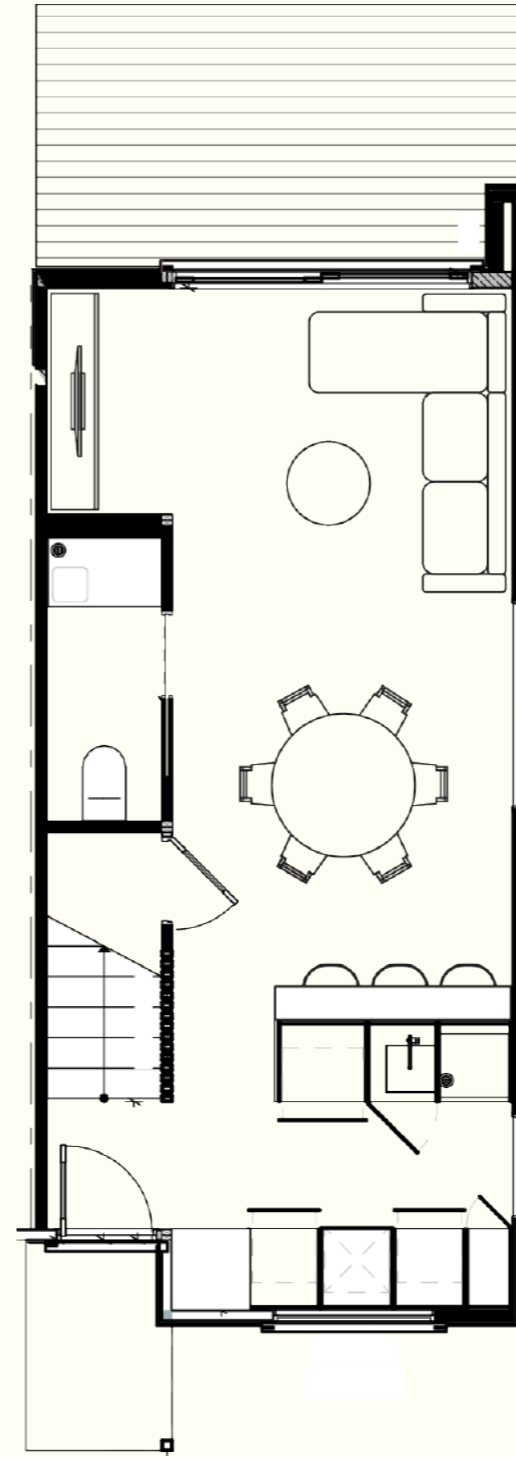
Ground Floor



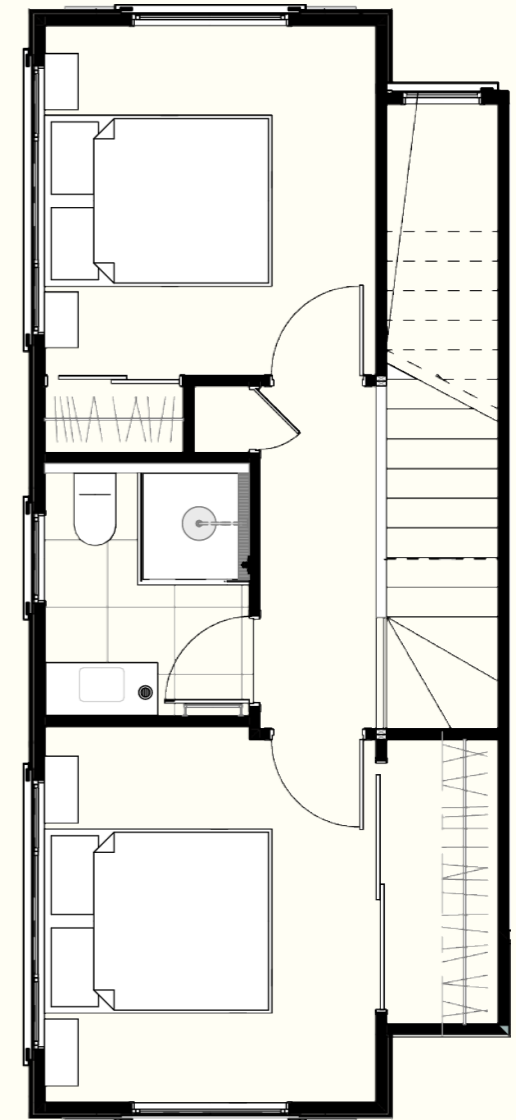
First Floor

Unit 4

Bedrooms	2
Bathrooms	1.5
Carparks	1
Unit M2	72
Lot M2	86



Ground Floor



First Floor

Floor Plans

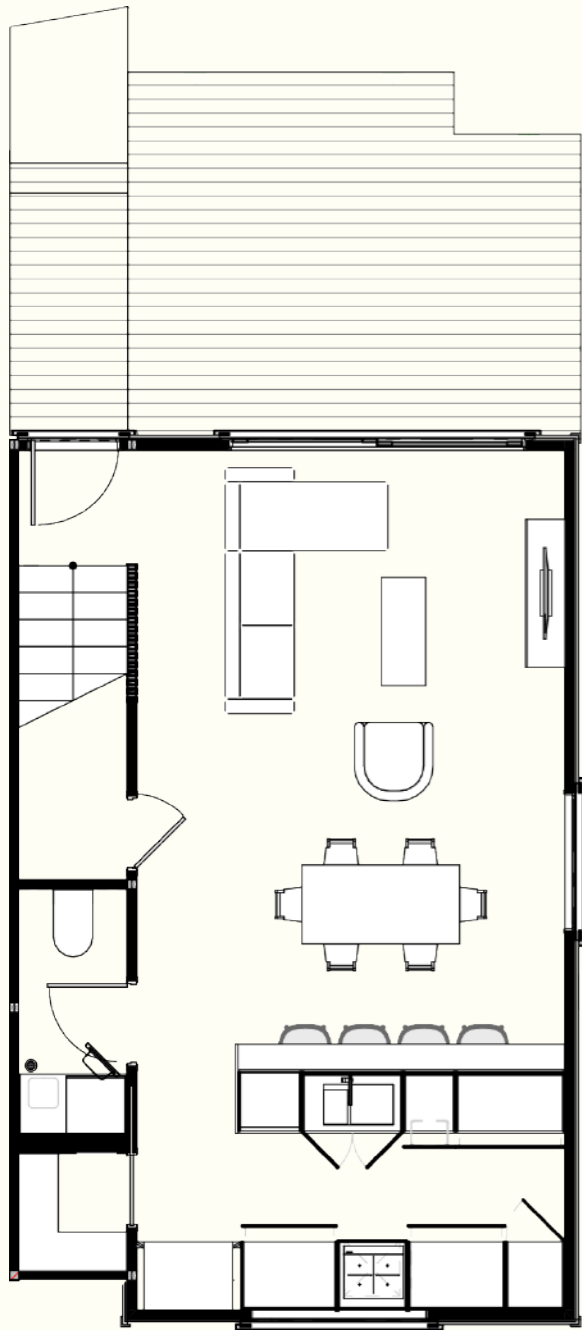
Block B

Unit 5

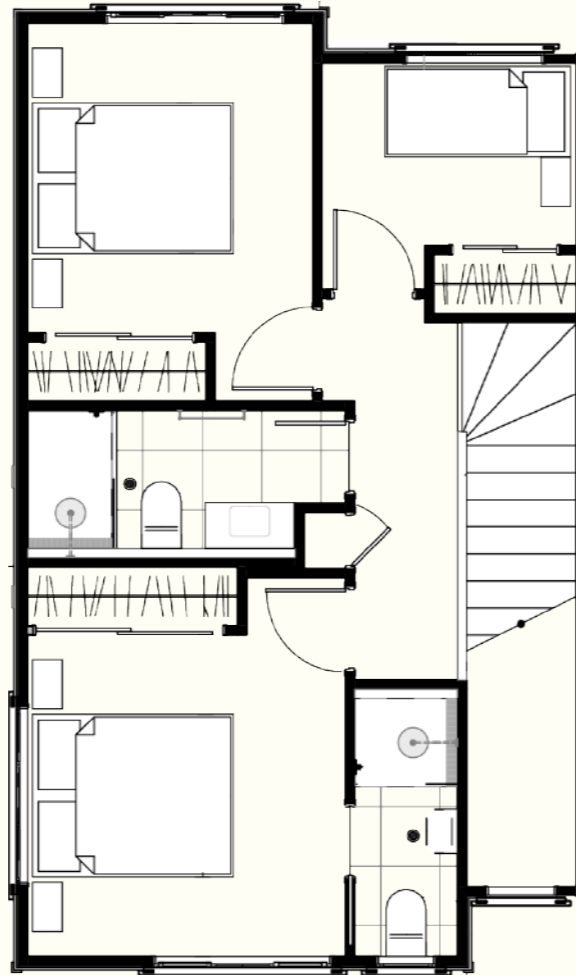
Bedrooms	3
Bathrooms	2.5
Carparks	1
Unit M2	98
Lot M2	97

Unit 6

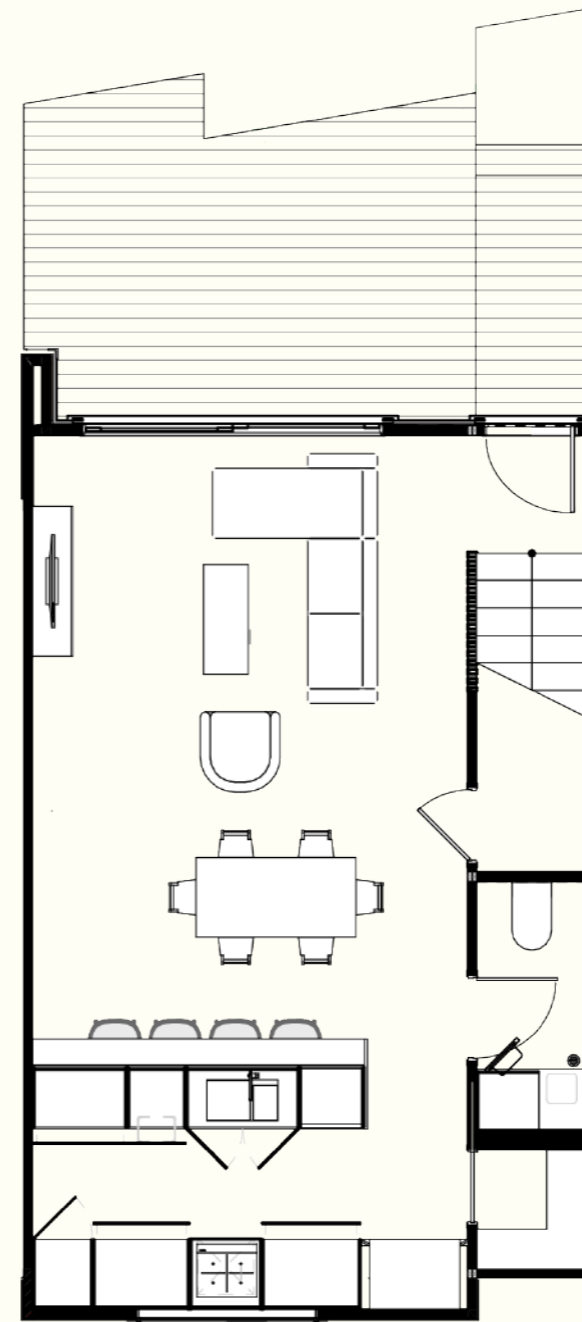
Bedrooms	3
Bathrooms	2.5
Carparks	1
Unit M2	99
Lot M2	70



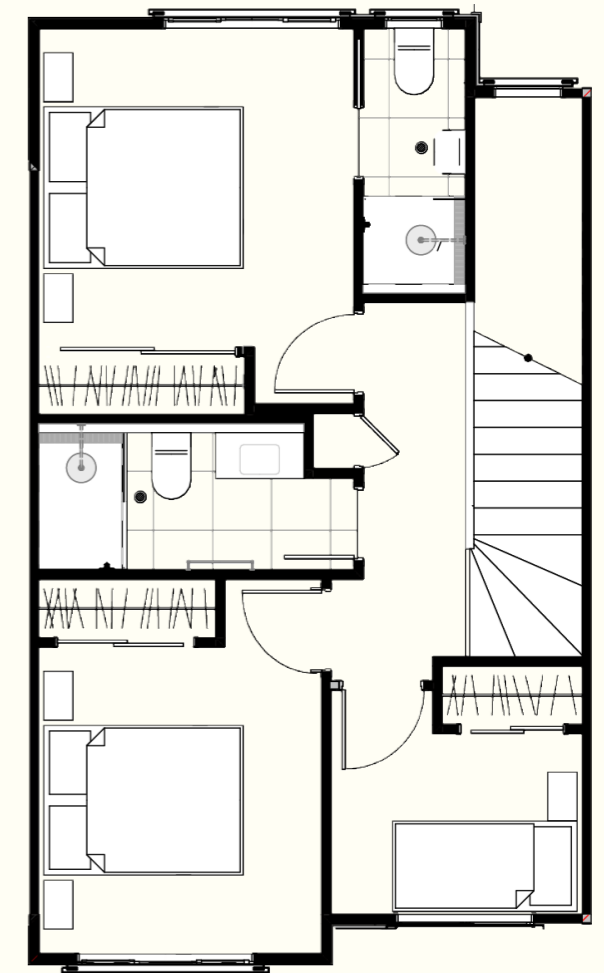
Ground Floor



First Floor



Ground Floor



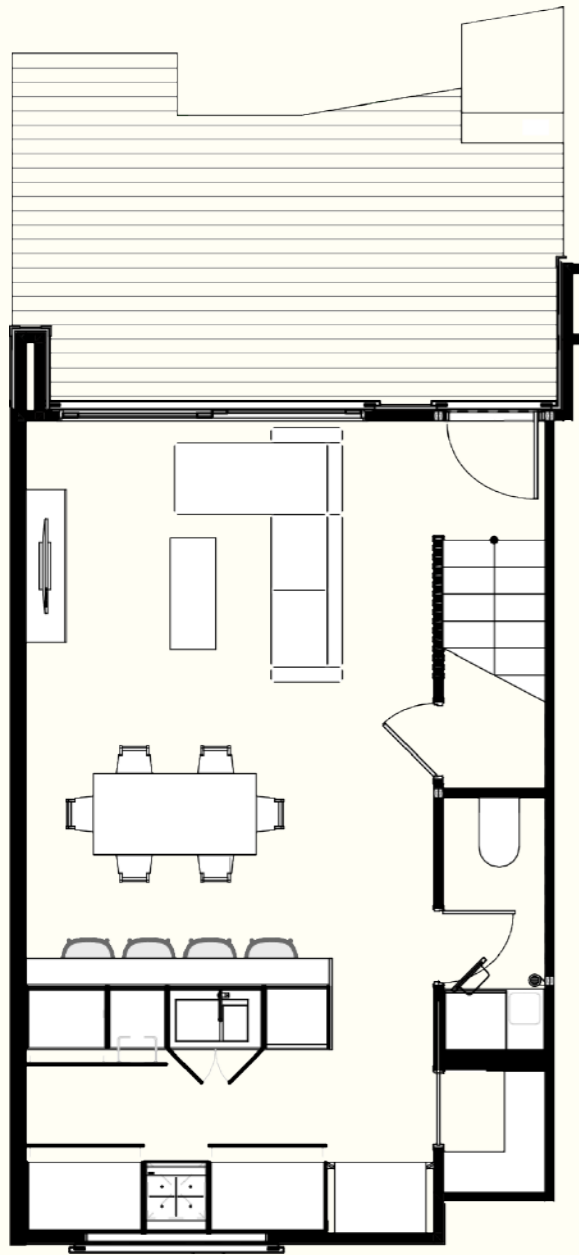
First Floor

Floor Plans

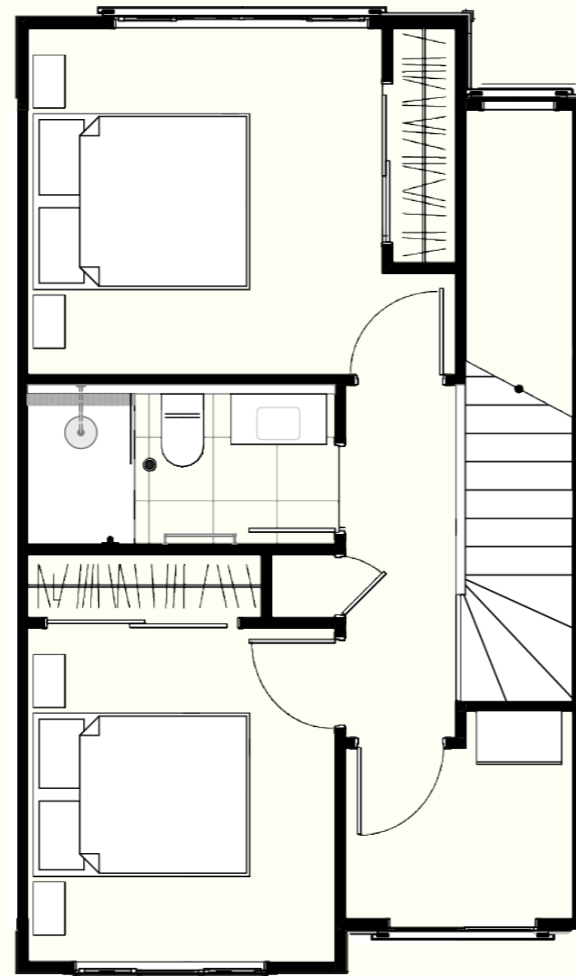
Block B

Unit 7

Bedrooms	2
Bathrooms	1.5
Study	1
Car	1
Unit M2	84
Lot M2	64



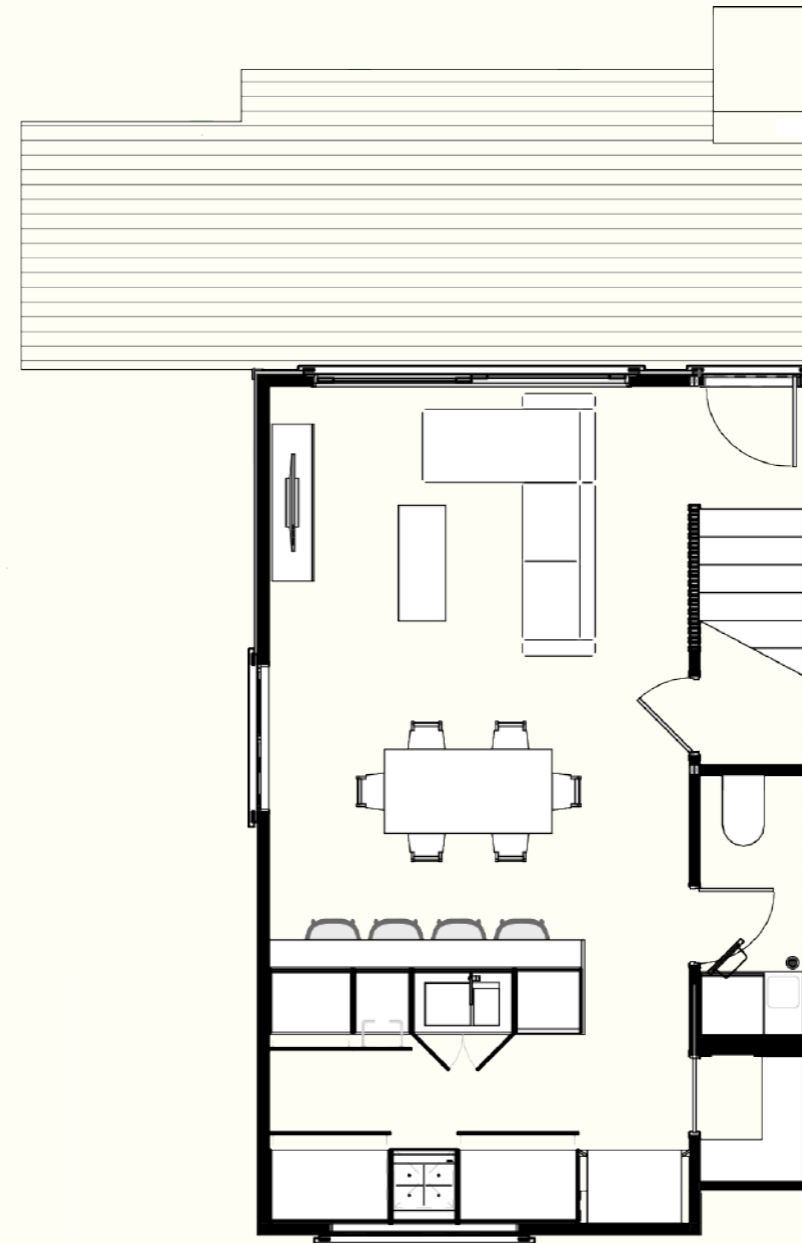
Ground Floor



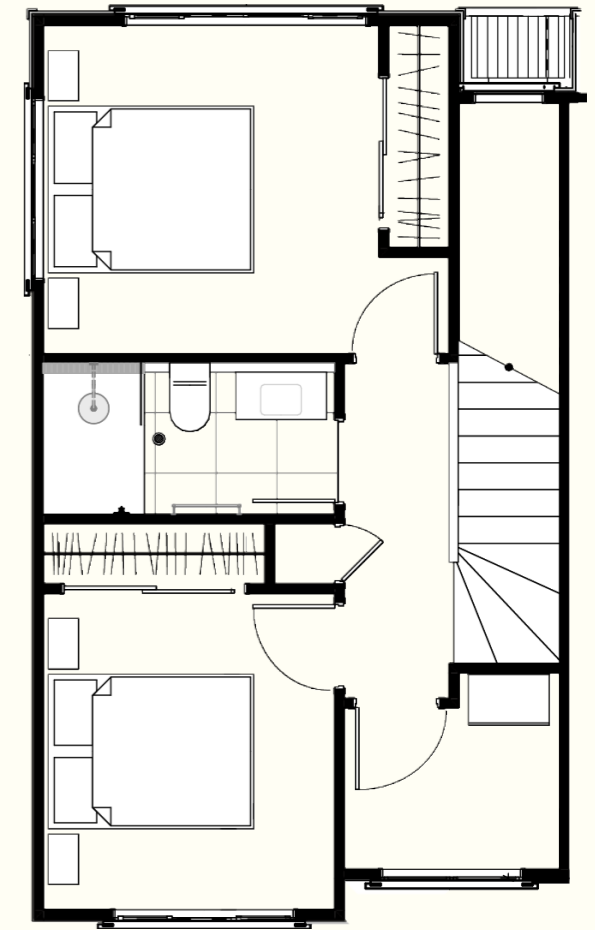
First Floor

Unit 8

Bedrooms	2
Bathrooms	1.5
Study	1
Car	1
Unit M2	83
Lot M2	86



Ground Floor



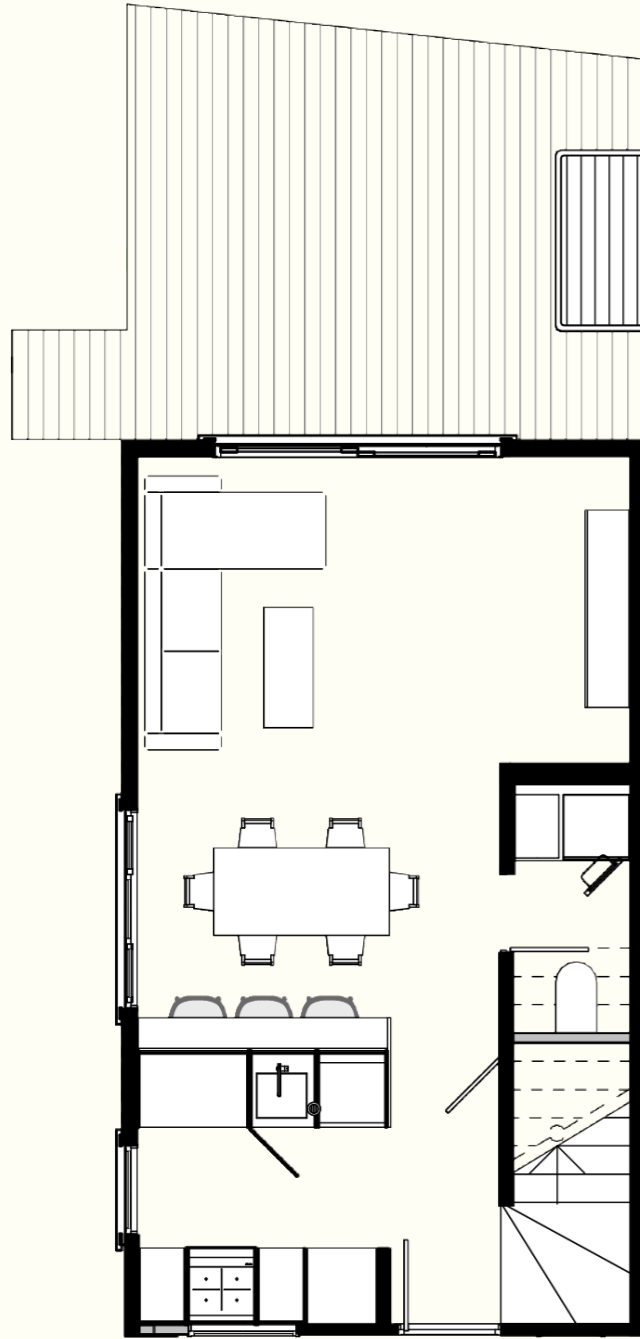
First Floor

Floor Plans

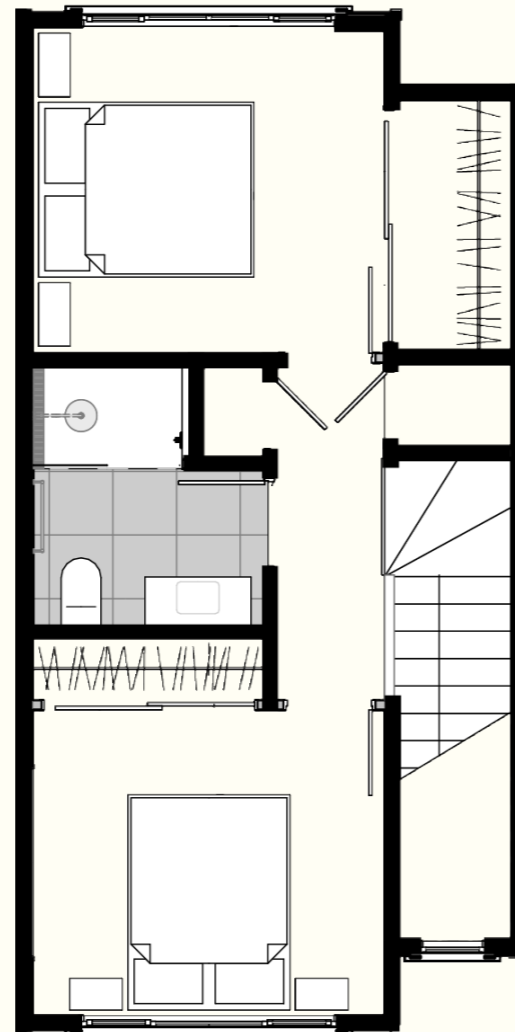
Block C

Unit 9

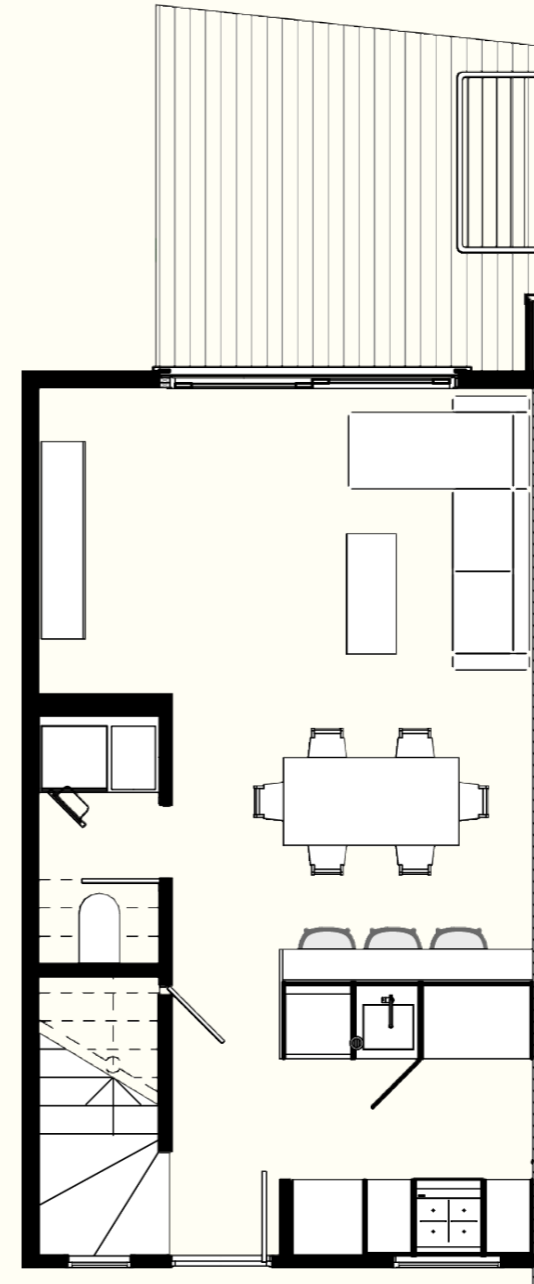
Bedrooms	2
Bathrooms	1.5
Carparks	1
Unit M2	75
Lot M2	97



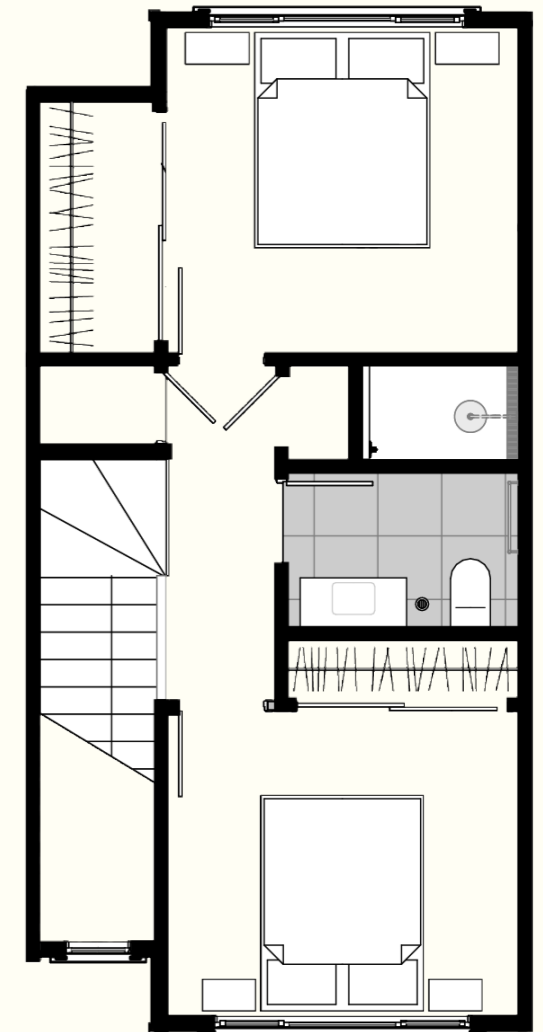
Ground Floor



First Floor



Ground Floor



First Floor

Unit 10

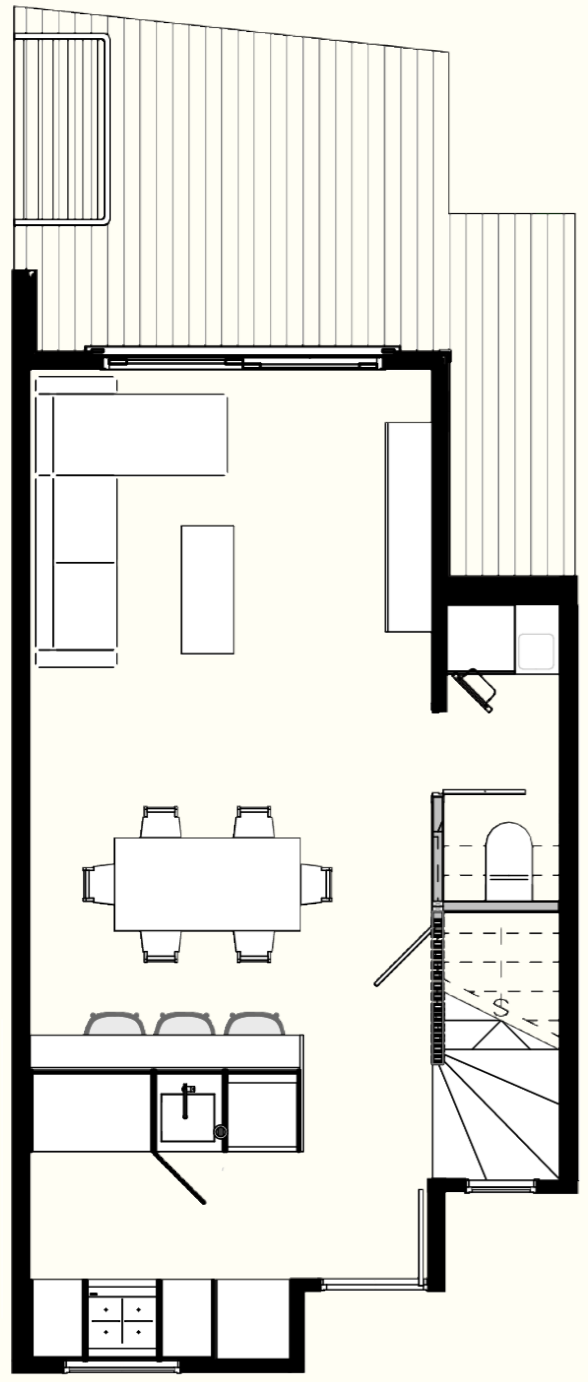
Bedrooms	2
Bathrooms	1.5
Carparks	1
Unit M2	76
Lot M2	69

Floor Plans

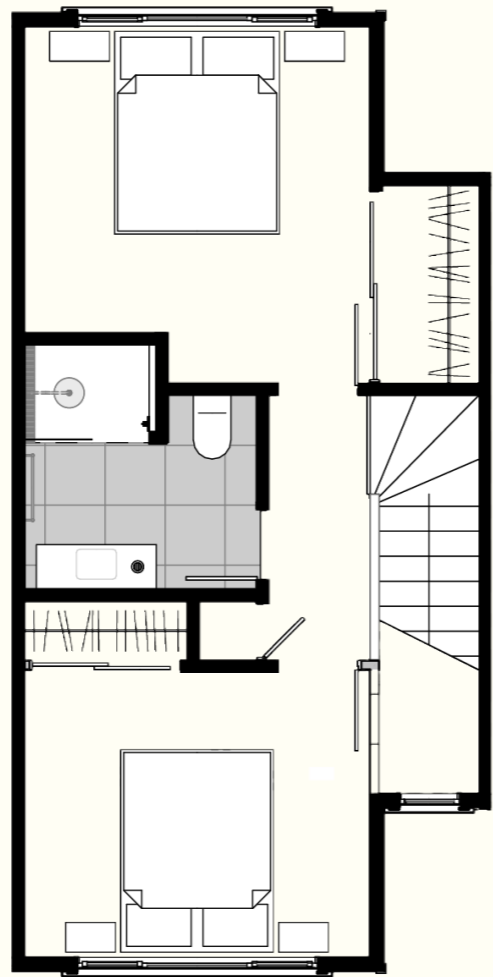
Block C

Unit 11

Bedrooms	2
Bathrooms	1.5
Carparks	1
Unit M2	75
Lot M2	70



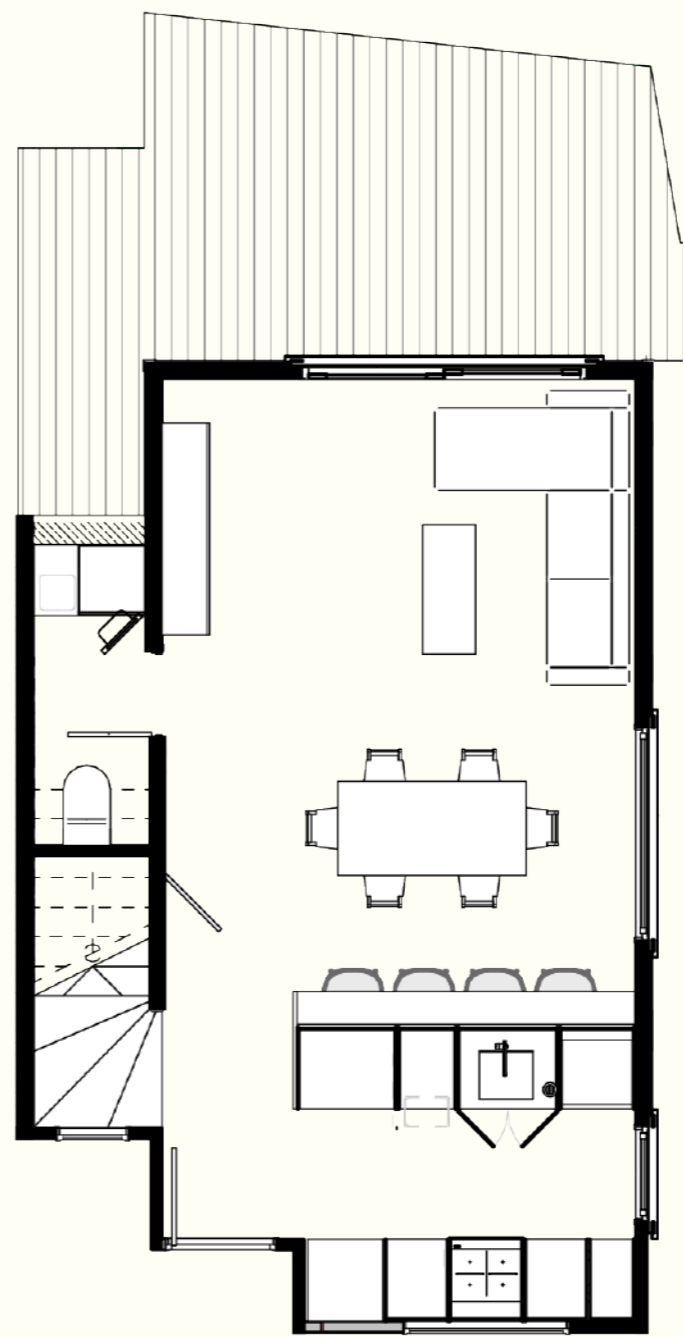
Ground Floor



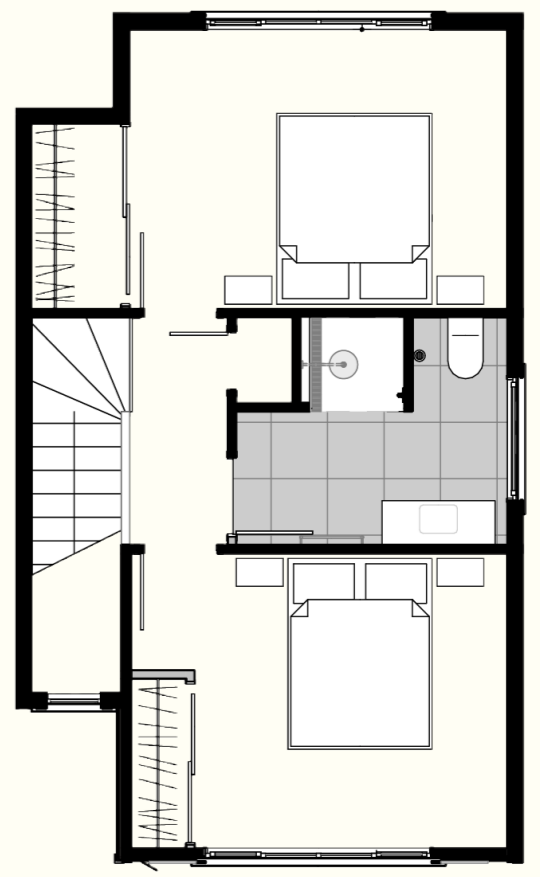
First Floor

Unit 12

Bedrooms	2
Bathrooms	1.5
Carparks	1
Unit M2	80
Lot M2	97



Ground Floor



First Floor





Landscape Design

The landscaping has been designed to enhance the natural character of the site while providing privacy, greenery and a strong connection to the existing Nikau palms. A layered mix of native and ornamental planting softens the built form, creates year round interest and supports relaxed outdoor living with low-maintenance, sustainable planting throughout.



Nikau Pakm



Lavandula Angustifolia
Thumbelina Leigh



Lobelia Angulata Lawn
Lobelia



Veroinca Emerald Gem
Heb Emerald Gem



Thymus Serpyllum
Creeping Thyme



Amelanchier Canadensis
Canadian Serviceberry



Hydrangea Macrophylla
White Snowboard.jpg

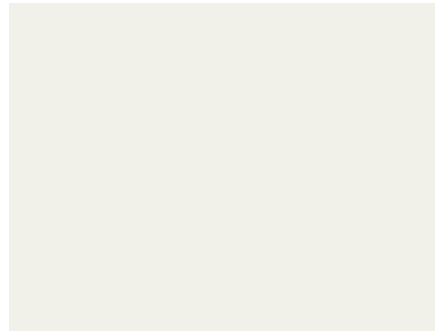


Pittosporum Tenuifolium
Little Kiwi Dwarf

Specifications

Colour Palette and Materials

Exterior



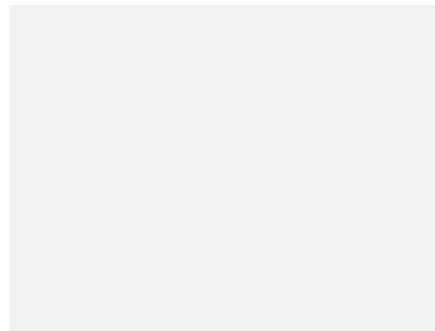
Block A – Dulux Mt Aspiring Quarter



Block B – Dulux Spanish Olive



Block C – Dulux Tranquil Retreat



Exterior Trims – Dulux Ōkārīto



Cladding - James Hardie Weatherboard



Roof – True Oak Corrugate in Colorsteel Titania

Interior



Downstairs Flooring - Godfrey Hirst Oak Elegance Timber Flooring in Coastal Oak



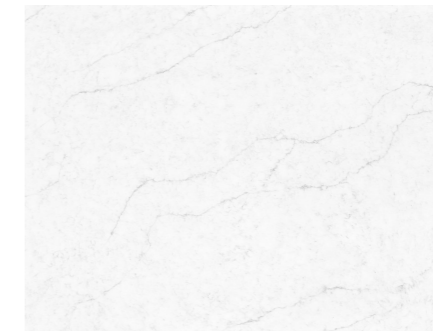
Wool Carpet – Bremworth Loop Pile – Kensho range in Zen



Bathroom Tile – Venus Off Stone White Matt 60



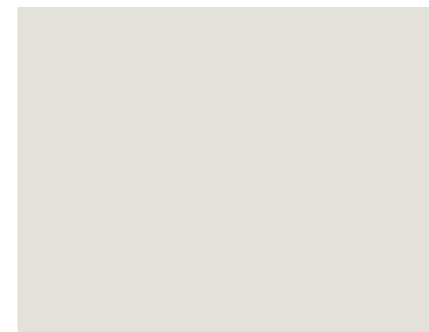
Kitchen Hardware – Blum Merivobox



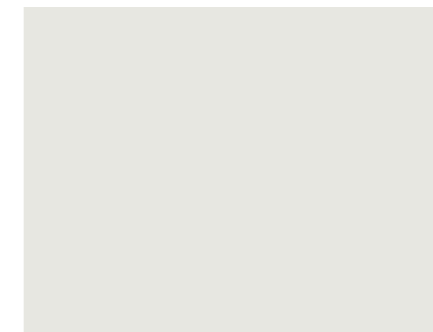
Benchtop and Splashbacks – Kleenstone Tide



Bathroom Feature Wall – Axon Panelling



Interior Walls – Dulux Haast Half



Skirting and Ceiling – Dulux Mt Aspiring

Plumbing Fixtures



Haven wall-hung vanity
(Modern Coastal scheme)



Custom made shaker-style
vanity with stone benchtop
(Hamptons scheme)



St Michel Savoy 22 Console
550mm wall-hung vanity in
classic white satin (ensuites)



ABI interiors Elysian Pull-Out
kitchen mixer in brushed brass



Elementi splash plus round
column shower 3 function (with
rainhead) in brushed brass



Elementi Ion Back to Wall
Inwall Toilet Suite Tondo
Pushed Panel Brushed Brass



Elementi Uno Wall Mounted
Basin Mixer in Brushed Brass

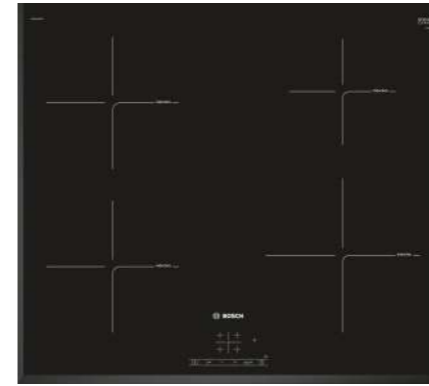


Elementi Pari Toilet Roll Holder
in Brushed Brass



LED Back Light Polished Edge
Round Mirror

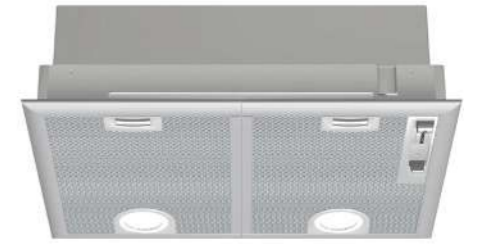
Appliances and Electrical



Bosch 60cm Induction Hob
(PIE651BB1E)



Oven Bosch Series 2 60cm
Eco Clean (HBF133BS0A)



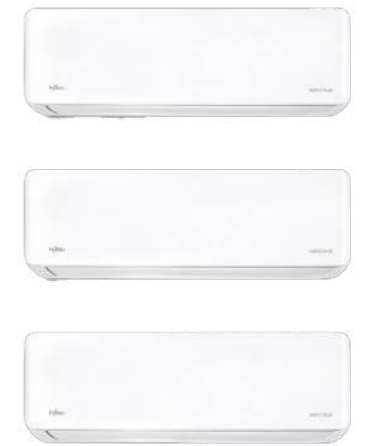
Bosch 60cm Induction Hob
(PIE651BB1E)



Dishwasher Bosch
(SMU2ITS01A)



Bosch washer dryer



Fujitsu Lifestyle range multi-head
system (5.4Kw to living, and
3.2kw to bedroom x 2)

Hamptons interior upgrade + \$3,000

Valued at over \$6,000, this premium package is available for just 50% of cost when you purchase off the plans. Includes shaker-style cabinetry throughout, a traditional butler's sink, and a custom-made bathroom vanity with an engineered stone top.



NOW SELLING

85 LUDLAM CRESCENT
LOWER HUTT

12 X TWO & THREE BEDROOM HOMES

OFF STREET CARPARKING

HIGH LEVEL OF SPECIFICATION INCLUDING
HIGH CEILINGS, REAL TIMBER FLOORING &
LARGE DESIGNER KITCHENS WITH ISLAND

SECURE FROM JUST 5% DEPOSIT

Building better
neighbourhoods,
one home at a time.



edmonds.

edmonds

Building better neighbourhoods, one home at a time.



85 Ludlam Crescent

Get in Touch

Alex Edmonds

Stirling Real Estate Limited
(Licensed: REAA 2008)

M: 027 448 1830

E: alex.stirlingrealestate@gmail.com