

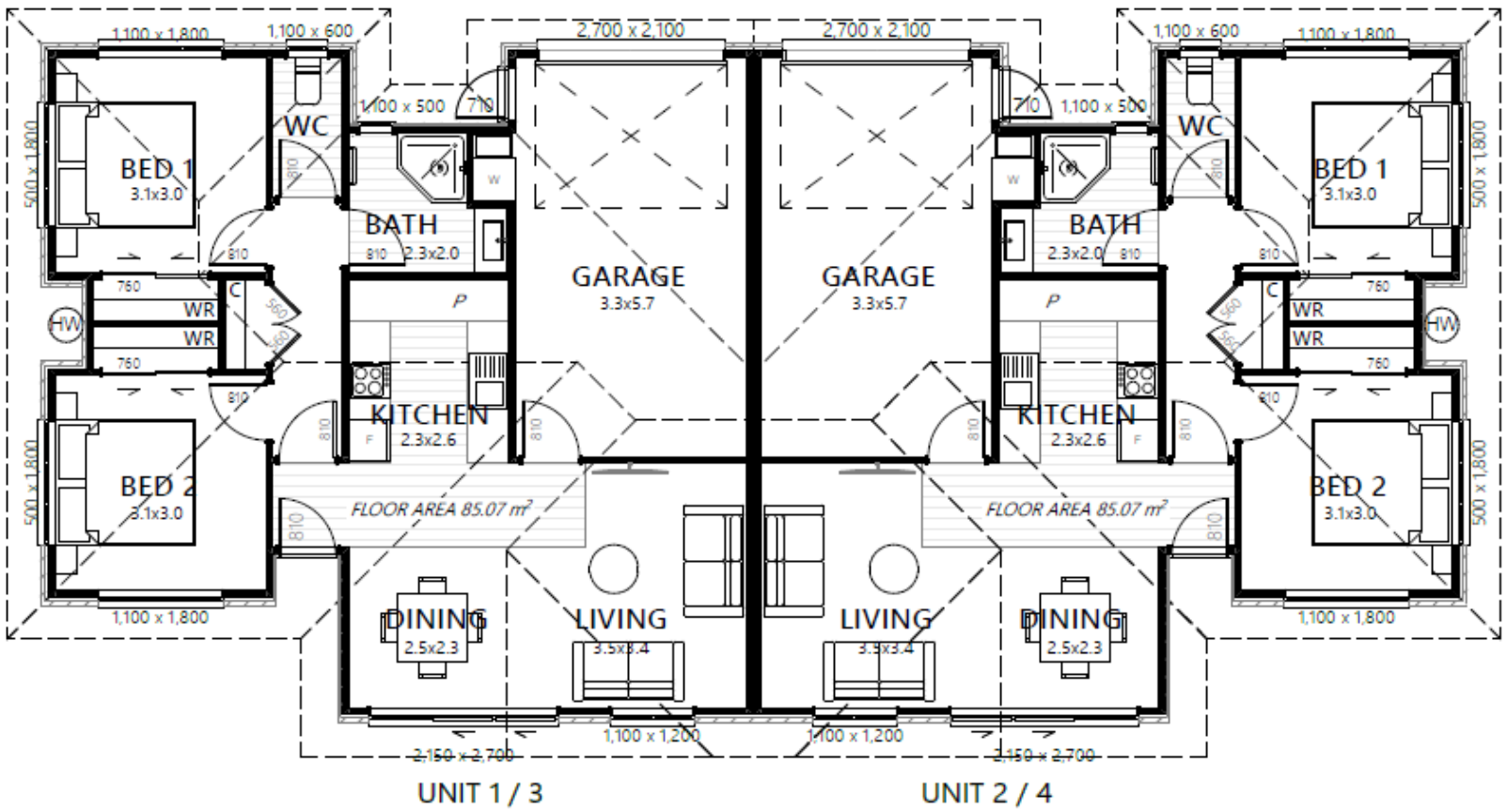
FOR SALE

 Unit 1, 3-5 Bowen Place

Fixed Price \$725,000 (per unit)

SALE INFORMATION

021 252 9648
63 Vickery Street Te Rapa
info@chtd.co.nz



This soon to be two-bedroom delight has been designed for a relaxed living lifestyle and little property maintenance.

The 88.35sqm build includes two bedrooms, two bathrooms and a single car garage with additional space for off-street parking. This also includes an open kitchen, dining and living space with access to an outdoor court area. Our Bowen Place packages are perfect for retirees looking to downsize, or a great investment property located in an ideal location.

The property also comes with a 10-year Masterbuild Guarantee.

Total Area	224m2
Floor Area	88.35m2
Price	\$725,000
Bedrooms	2
Bathrooms	1
Toilets	1
Laundry	Tub Included
Parking	Single car garage, 1 additional off-street park
Features	Open kitchen/living, Private outdoor area, Low maintenance





CHT
DEVELOPMENTS
CLIENT FOCUSED RESULTS DRIVEN



SPECIFICATIONS

Unit 1, 3-5 Bowen Place, St Andrews

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GENERAL

Specification

Permits/Plans

All architectural and Engineering included. All council building consent fees included

Insurance

Full builders risk insurance included while under construction

Excavation

Includes removal of excessive soil. Supply & place compacted sand to required levels

Foundations

Timber foundations. Geotec engineer's report to sign off ground conditions and earthworks

Frames

All exterior & Interior 90x45 H1.2 treated precut timber frames. 2400mm stud with flat ceilings throughout

Roof Framing

Gang nailed engineer designed trusses H1.2 treated timber

Building Guarantee

Masterbuild 10 Year Standard Guarantee

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EXTERIOR

Specification

Joinery Type

35mm Architectural suite, powder-coated finish

Cladding One

Firth Focus Brick (65% Approx)

Cladding Two

James Hardie 180mm Linea Weatherboard painted (35% Approx)

Fascia & Spouting

150 Coloursteel Fascia and ¼ Round Spouting

Downpipes

80mm round PVC, unpainted

Roofing & Soffits

Metrotile metal tile roofing (Corona Shake Satin), James Hardie Soffits Painted

Windows

Double glazed, aluminium joinery (excludes garage)

Parking

Single car garage, off-street parking

Front Entry Door

Aluminium PTF TC&V door panel

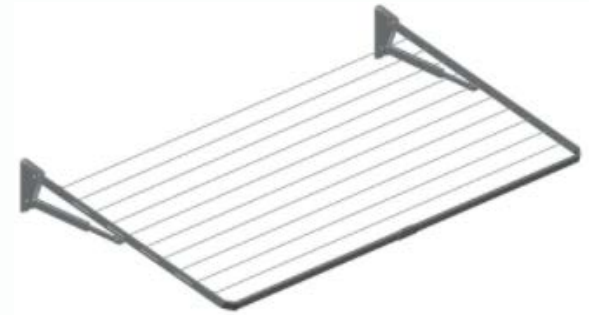
Entrance Hardware

Schlage Boston Gripset



EXTERIOR FINISHES

Specification



Landscaping

level Lawn Seed, Plain Concrete drive only as per RC Landscape plan

Fencing

As per resource consent plans

Concrete

110mm natural grey concrete driveway and 100mm patios as per plan.

Clothesline

Included - Single Folding attached to the fence or house

Letterbox

Included - Standard Metal letterbox

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INTERIOR

Specification

Insulation

R2.2 wall and R3.2 ceiling batts

Interior Lining

Standard 10mm Gib® Plasterboard to walls, with 13mm to ceilings Gib® Aqualine plasterboard to wet areas.

Scotia, Skirting & Architraves

55mm GIB cove 'Classic' throughout, 60mm bevelled Skirting & Architraves.

Interior Doors

2000/2200mm MDF hollow core doors, Smooth finish.

Gib Stopping

To a level 4 paint finish.

Painting

All interior. Exterior: Soffits where required.

Hot Water

Rinnai 180ltr external Hot Water Cylinder

Electrical

Includes LED Downlights & Power Outlets throughout.

Heating

Ducted Heatpump.



INTERIOR FINISHES

Specification



Kitchen Cabinetry

Benchtop

Splashback

Carpet

Flooring

Door Hardware

18mm Coloured Melteca with 1mm PVC edges

37mm Laminate Benchtop with ABS edging

Glass Splashback behind hob only 900mm x 750mm

3kg Casa Bella Solution dyed nylon on 12mm Luxury Underlay

2m Stock Vinyl

Schlage Element Series. Satin Chrome Finish



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PLUMBING

Specification



Shower

Toilet

Mixers

Vanities

Mirror

Laundry Tub

Robertson Elementi moulded wall acrylic showers

Robertson Uno back-to-wall toilet suite

Robertson Verona mixers. splash sliders, Robertson Lavare kitchen mixer

Robertson Verona 900mm wall hung, Robertson Elementi Slim 600mm

5mm flat polish edge glass-

Robinhood ST3103 Series 3 super tub

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APPLIANCES

Specification



Oven

Robinhood OBD605K645SS 5-Function Built-in oven

Cooktop

Robinhood HED604FKG 60cm Electric Hob

Rangehood

Robinhood RWC3CL9SS 90cm Canopy Rangehood

Dishwasher

Robinhood DWM12P6FSS 60cm Dishwasher

Waste Disposal

Robinhood SEN500QA with Air Switch

Fridge

Not Included

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SHELVING

Specification

Wardrobes

Cupboards and Storage

Single shelf with hanging, 18mm white Melteca, 300mm deep, 1700mm high.
white wire ventilated shelves, 400mm deep, 1700mm high



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IMAGES

(Artist Impressions Only)

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