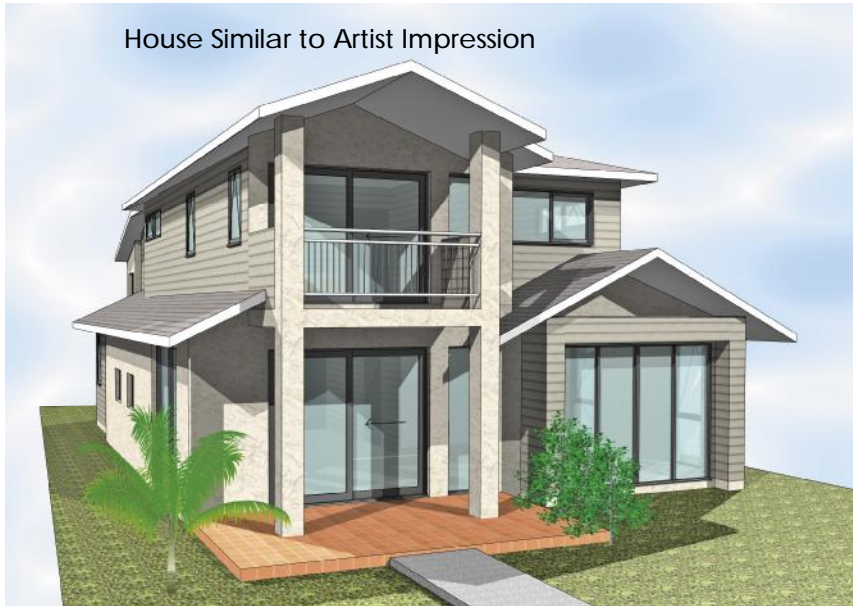


Lot 2, Stonefields, St Johns



Bedrooms: 3
Lot: 2
Address: 16 Ngahue Dr
Section Size: 350 sqm
Home Size: 254 sqm

Jalcon House & Land Package \$816,000.00

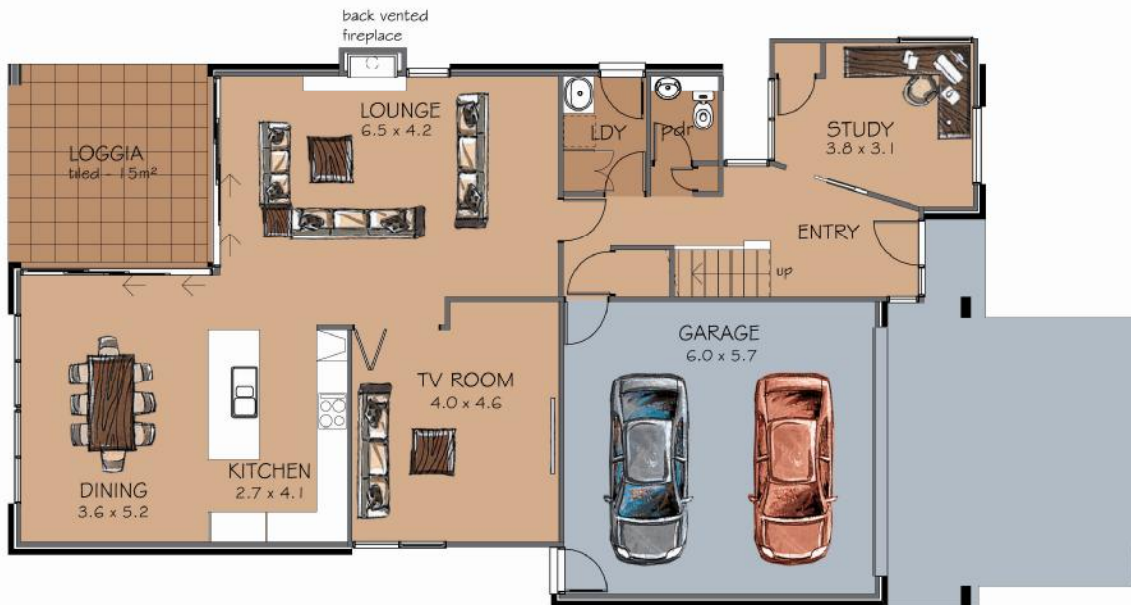
- Two-storied home
- 3 Bedrooms, 1 Bathroom, ensuite with double vanity and sitting room
- Open plan lounge, dining, kitchen with separate TV room, study & downstairs powder room
- 30mm granite bench tops in kitchen & bathroom
- Fisher & Paykel electrical appliances
- Separate laundry
- Double garage
- Linea weatherboard/brick exterior with Corona Shake roof
- Timber fencing with side gates & provisional sum allowed for landscaping
- 15 Year Weathertight Warranty
- 7 Year Master Builders Guarantee



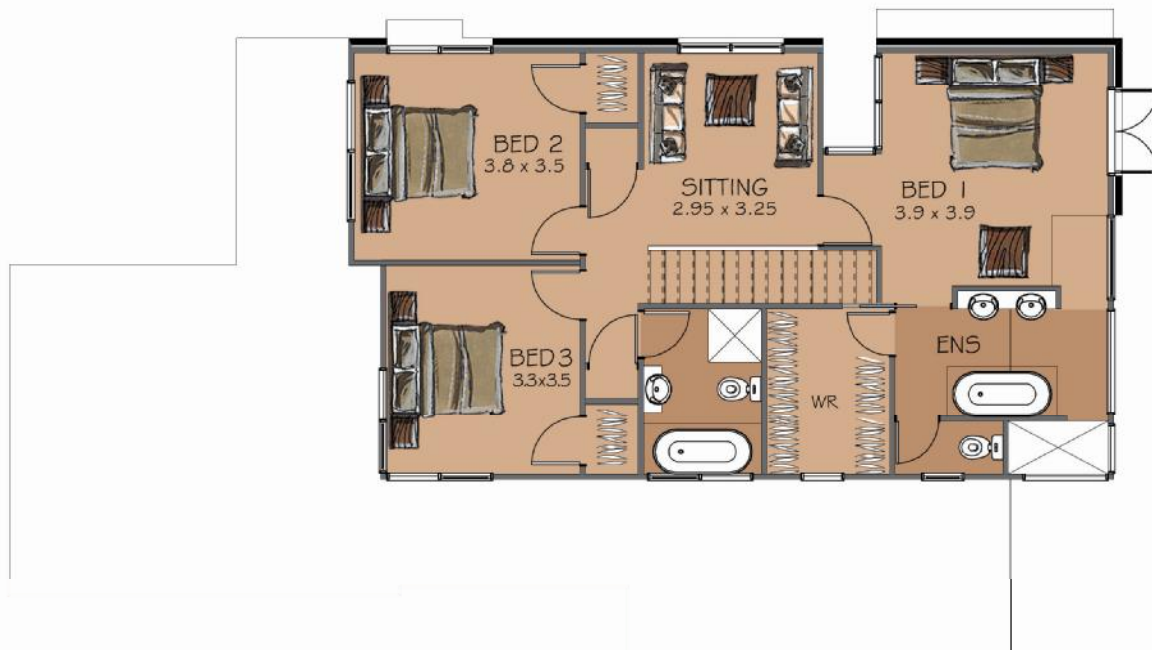
Lot 2 Stonefields

Bedrooms: 3
Lot: 2
Address: 16 Ngahue Dr
Section Size: 350 sqm
Home Size: 254 sqm

Ground Level Floor Plan



Upper Level Floor Plan



General Specification

Foundation	Concrete
Floors	Tiles allowed for entry foyer, laundry, kitchen, bathrooms and powder room Others to be heavy duty 100% wool carpet except garage
Deck	Timber balcony with wrought iron handrail/glass panel (applies to houses with balcony)
Fencing and Landscaping	Timber fencing to rear and side boundaries with side gates where applicable A provisional sum of \$6,000.00 is allowed for landscaping
Path and Driveway	River pebble aggregate concrete
Exterior Cladding	Linea Weatherboard/Brick Chimney for fire place (where applicable)
Roof	Corona shake light weight pressed metal tiles
Insulation	Pink batts/glasswool
Exterior Joinery	Aluminium joinery including entry door – laminated where required by Council
Interior Linings and Finishings	Gib board to all ceilings and walls, stopped smooth for paint finish Flush panel internal doors with chrome orbit/ lever handles Internal wrought iron stair handrail 90mm Gib cove and 90mm colonial skirting
Electrical	Fisher and Paykel electrical appliances, including gas/electrical hob, oven, dishwasher and 900mm canopy rangehood Heated towel rail and 3'N'1 Heat/Fan/Light outlet (2 Heat Globes) for all bathrooms Security alarm system Smoke alarm Central vacuum system Recess light, power point, TV socket and telephone socket
Gas heating	Hot water gas Infinity 24
Fire place	Where applicable
Wardrobe, Walk-in Wardrobe and Cupboard	Shelves and organizer
Kitchen	30mm granite bench top, meltecca cabinets
Bathrooms	Vitra Renovaire, porcelain toilet Tiled shower area 30mm granite top vanity with porcelain bowl
Clothesline	Hills Mono Paraline
Letter box	Milkcan style/brick letter box
Warranty	7 year Master Builders Guarantee 15 year Weathertight Warranty