

244m²



112.61m²

\$675,000

42B Korimako Crescent
Selwyn Meadows



3



1



2



1



Destination is home



This detailed floor plan shows a house with a garage. The layout includes:

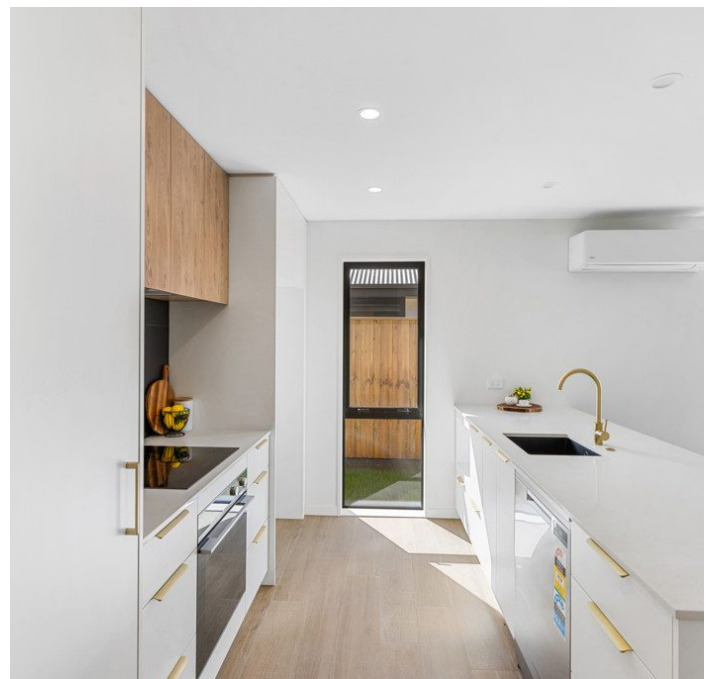
- Garage:** 6,220 x 3,200. Features a ceiling access and an outdoor heat pump unit on a concrete plinth.
- Entry:** 500 x 800. Includes a linen closet (Linen) and a closet (CLO).
- Living Area:** Includes a living room (2,400 x 2,135), dining room (1,000 x 800), and kitchen (1,000 x 800).
- Bedrooms:**
 - Bedroom 1: 3,870 x 3,270. Includes a wardrobe (w/robe) and a closet (CLO).
 - Bedroom 2: 2,600 x 3,000. Includes a wardrobe (w/robe) and a closet (CLO).
 - Bedroom 3: 3,140 x 3,000. Includes a wardrobe (w/robe) and a closet (CLO).
- Bathrooms:** Two full bathrooms (BATH) and one half bathroom (H/BATH).
- Other Features:** A heat pump, a laundry room, and a central air conditioning unit (A/C).

Area over Foundation: A: 112.61 m²





Interior Design
Completed Projects





Standard Specifications

GUARANTEES

- 1 year maintenance guarantee
- Guaranteed construction according to NZS3604
- Warranties as per manufacturer's guarantee

APPLIANCES

- F&P DW60FC2X2 drop door dishwasher
- F&P 600mm multifunction oven, pyrolytic self clean, telescopic rail
- F&P CI604CTB1 60cm induction cooktop
- Artusi AUM60 60cm powerpack rangehood
- Waste Disposal with Air Switch

BATHROOM, ENSUITE, WC & LAUNDRY

- Wall hung vanities
- Freestanding bath (back to wall install) if applicable
- Heated towel rail (ladder) in bathrooms
- Heaters in bathrooms

ELECTRICAL

- LED lights
- Smoke alarms included
- 300L Vitreous enamel hot water cylinder
- Smart wired board
- Ventilation to bathroom and ensuite (where applicable)
- EV prewire in garage for charger

ROOFING, FASCIA & SPOUTING

- Coloured steel roof longrun
- Coloured steel fascia and sprouting
- Coloured steel downpipes

GARAGE DOOR

- Windsor Doors garage door with 2 remotes
- Styles available are Flat Woodgrain, Fineline and Ribline

INSULATION

- R2.8 insulated exterior walls (exclu
- garage)
- R7.0 insulated ceilings (exclu garage)

KITCHEN

- Designed by Woodshack Kitchens, which includes a tiled splashback
- Coloured melamine mdf cabinets with
- 20mm stone benchtop
- "Blum" soft close hinges
- Soft close drawer runners 40kg load capacity

FLOOR COVERINGS

- Feltex carpet from the Awana Bay range.
- Tiles in ensuite, main bathroom and WC areas as per plans
- Godfrey Hirst vinyl planks in entry, kitchen and dining (if applicable)

EXTERIOR JOINERY (DOORS & WINDOWS)

- Double glazed (excluding garage)
- Entrance door SR11 Tongue and Groove frameless door
- Powercoated aluminum exterior joinery Southern 41 Thermal
- Stippolite obscure glazing to bathroom, ensuite and WC where applicable

INTERIOR FINISHING DETAILS

- 10mm GIB board walls
- 13mm GIB board ceilings
- GIB Aqualine to 'wetrooms'
- Stopped to a 'level4' finish
- Pine skirting
- Pine door jabs and window reveals
- Three coat paint system in "half black white"
- Painted "Broadway" interior doors
- Windsor Corbel interior door handles

OTHER INCLUSIONS

- 1 x heatpump (with 6 year warranty)
- Letterbox
- Grass
- Soft landscaping front of house



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