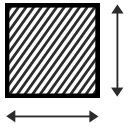




20 Nancy Wake Street
Rolleston



286m²



135.95m²

\$725,000



3



1



2



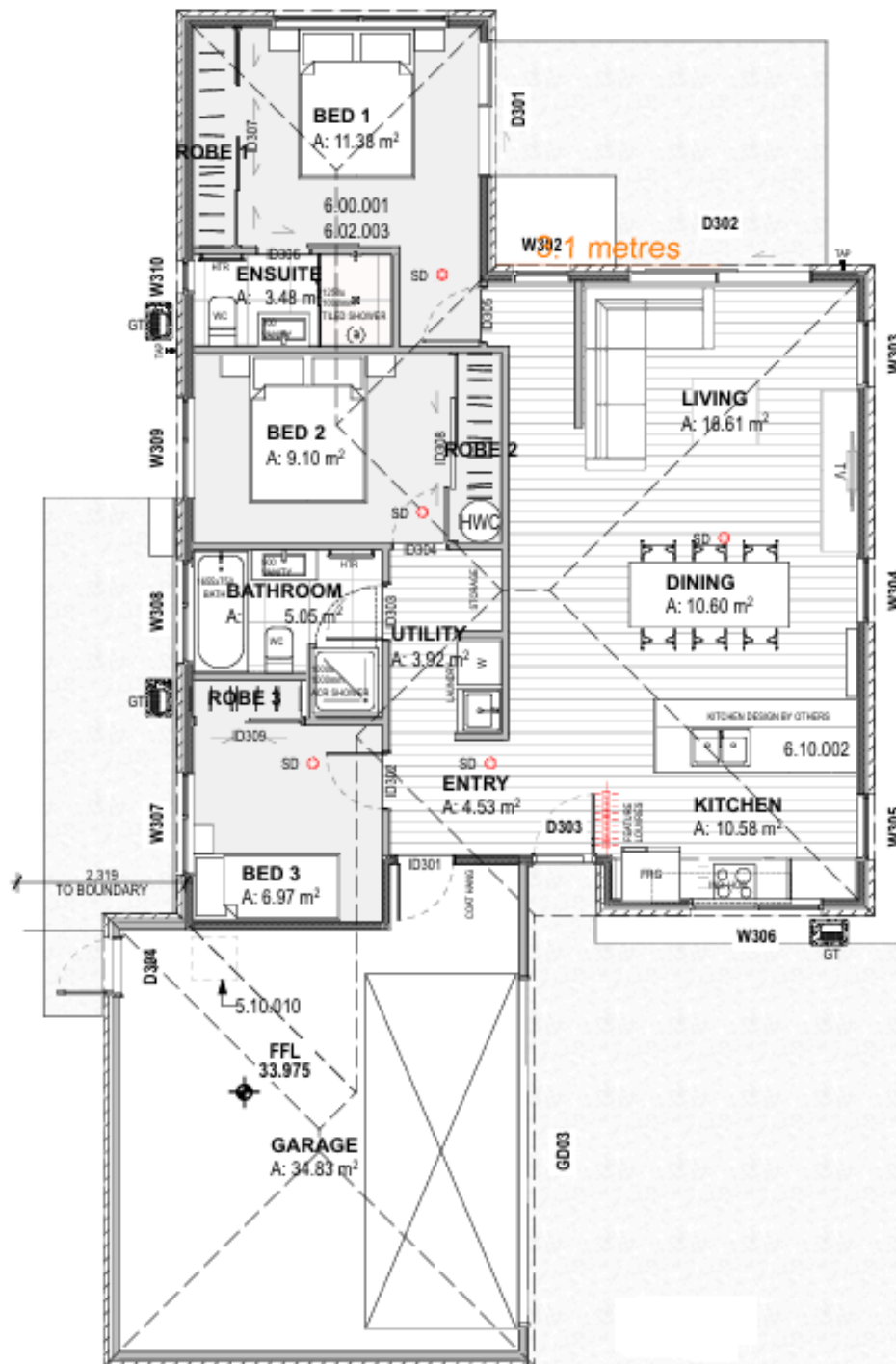
2



Destination is home



Floor Layout





Interior Design
Kitchen Concept





Standard Specifications

GUARANTEES

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

APPLIANCES

- F&P drop door dishwasher
- F&P 600mm multifunction oven, pyrolytic self clean
- F&P 60cm induction cooktop
- 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

INSULATION

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

KITCHEN

- Designed by Woodshack Kitchens
- 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



Destination is home