





3 BEDROOM TERRACED HOMES AT \$635,000

- 2 SPACIOUS DOUBLE BEDROOMS
WITH BUILT IN WARDROBES
- MASTER BEDROOM WITH EN-SUITE
& BUILT IN WARDROBE

INTERNAL GARAGE

10 YEAR MASTER BUILDER'S WARRANTY



Build Specifications

2 Nelson Street, Papakura

Warranty

- 10-year MasterBuild warranty
- 90-day maintenance period

External

- Foundation: Concrete floor slab
- Framing: Timber wall framing
- Insulations: Ceilings & wall as per approved plan
- Drainage: Stormwater and recharge pit
- Cladding: Variety of weatherboard and panel designs
- Roof: Colour steel long run metal cladding
- Fascia: Colour steel metal fascia/Timber fascia
- Spouting: Colour steel metal
- Downpipes: PVC downpipe (white)
- Windows: Aluminium double glazed
Clear matched handles
Pre-primed timber liners, painted finish
- Entry Door: Powder coated aluminium front entry door
Smart keyless lock (space permitting)
- Landscaping: A landscape schedule has been prepared consisting of soil and grass seed to finish all lawn areas. Plants as specified as per the landscape schedule. Includes driveway, clothesline and letterbox.
- Hose Taps: Two exterior hose taps, as per plans, front and rear

Internal

- Interior Doors: Paint finish flush panel MDF doors
- Skirting: 60mm single bevel, painted finish
- Gib Lining: Wall and ceilings
- Gib Stoppings: Wall and ceilings, level 4 stopping
- Flooring: 100% waterproof, soundproof, SPC (stone polymer composite) flooring on ground floor.
Carpet on first floor including stairs.
- Tiles: Tiled bathrooms
- Wardrobes: Shelf with hanging rail and sliders to robes, space permitting
- Lighting: LED downlights
One feature pendant light (space permitting)

Kitchen

- Benchtop: Composite stone
- Cabinets: Modern design with single side gloss lacquer doors
- Drawers: Soft close drawers
- Appliances: Fisher and Paykel company appliances including gas hob, electric oven, rangehood and dishwasher
- Splashback: Tiled splashback
- Tapware: Builder range of pull out, kitchen mixer

Bathrooms

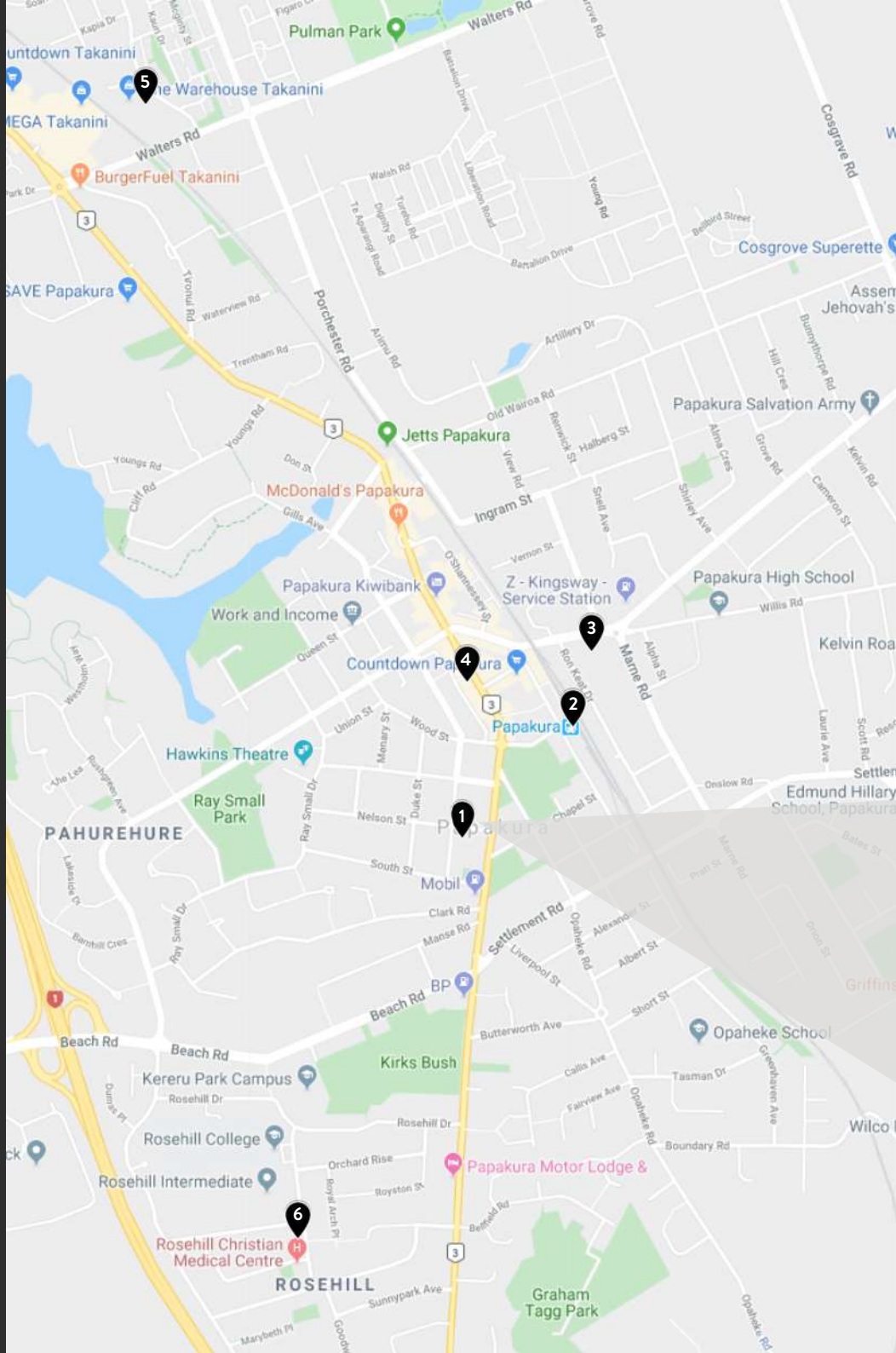
- Shower: Acrylic shower tray/tiles dependent on plumbing specifications
Tiled walls and glass framing
- Vanities: Wall hung/free standing vanities dependant on plumbing specifications
- Mirror: Width to match the vanity
- Toilet: Back to wall soft close, rimless
- Towel Rail: Heated towel rail
- Tapware: Builder range of designer tapware for basin and shower
- Laundry: Mini super tub. Space for owner supplied washing machine and dryer

Services

- Electrical: Supply and connection to services
- Water: Supply and connection to services
- Gas: Supply and connection to services
- Broadband: Provision provided, owner to organise provider connections
- Data: Provision provided, owner to organise provider connections
- Phone: Provision provided, owner to organise provider connections



PAPAKURA 2 NELSON STREET

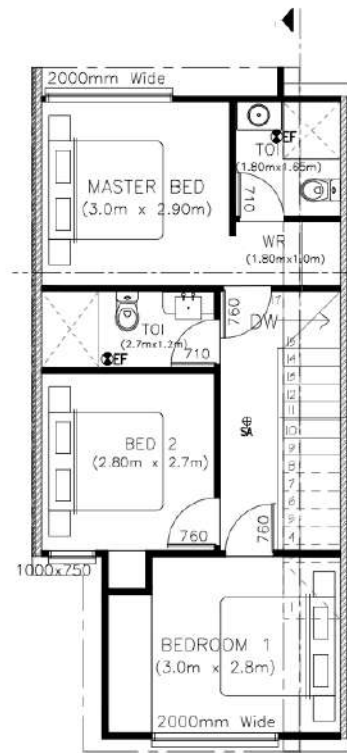
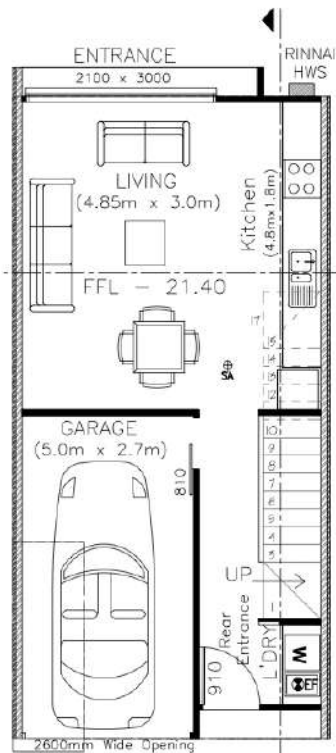


- 1 THE NELSON
- 2 PAPA KURA STATION
- 3 MASSEY PARK AQUATIC CENTRE
- 4 SIR EDMUND HILLARY LIBRARY
- 5 TAKANINI VILLAGE
- 6 ROSEHILL SHOPPING CENTRE

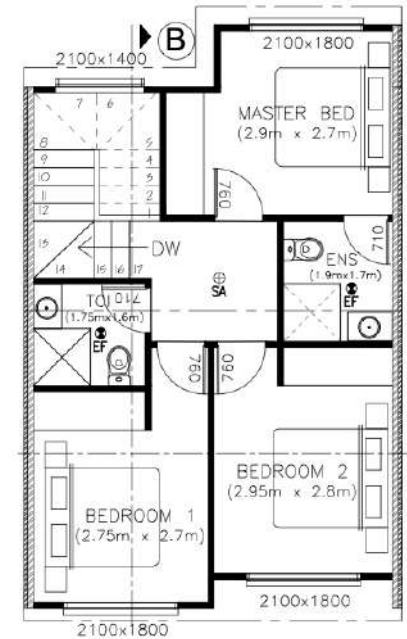
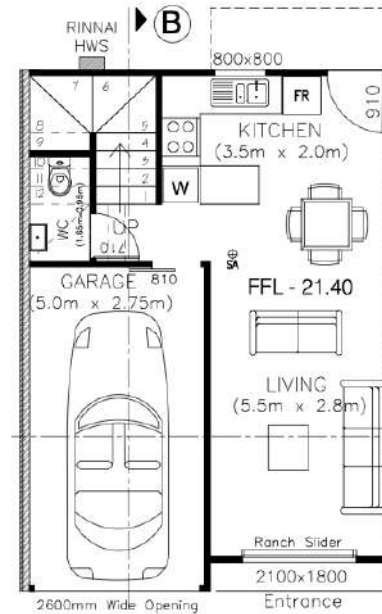


EXAMPLE FLOOR PLAN

TYPE A FLOOR PLAN



TYPE B FLOOR PLAN



**Subject to Variation*



2 NELSON STREET, PAKAKURA

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Loose furniture, feature lighting and window dressings are shown for illustration purposes only and are excluded from the purchase price.