

# Lot 18, Pukenui Estate

**\$595,000.00 inc GST**

**Total House Size: 195.40 m2 inc Garage**

**Total Section Size: 664m2**

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- Freehold Section Valued at \$195,000.00
- 7 Year Master Build Guarantee & Building Consent & Insurance
- Power, Telecom, Drainage, Access & Water
- Scaffolding Hire & Site Ablution
- Combination of Linea Weatherboard & Brick 'Plastered over'
- Colorsteel Trimline Roof with Colorsteel Spouting
- Concrete Floor throughout
- Aluminium Joinery as per plan
- Colorsteel Sectional Garage Door with Auto Remotes
- Square Stopped Scotias Throughout
- PQ Doors & Lever Hardware
- Concealed Raked Ceiling throughout
- 'Diamond' Series Electrical Contract
- Special Light Fittings Allowance \$ 2,000.00
- Plumbing Contract (inc Underfloor Drainage, Bath, Tiled Showers, Toilets x 2, Vanities, Laundry Tub & Bathroom Accessories)
- Kitchen Joinery Allowance \$11,000.00
- Oven & Hobb Allowance \$ 1,800.00
- Dishwasher & Waste Disposal Allowance \$ 1,600.00
- Wardrobe Shelving Organisers to Bed 1 Allowance \$ 700.00
- Kwila Timber Over to Entry, Kitchen & Dining Allowance \$ 6,000.00
- Floor Tiling to Bathroom & Ensuite Allowance \$ 1,800.00
- Wall Tiling to Bathroom & Ensuite Allowance \$ 4,000.00
- 100% Wool Carpet to Balance of house Allowance \$ 6,000.00
- Gas Fireplace & Hearth Allowance \$ 6,700.00
- Black Oxide Concrete Driveway & Vehicle Crossing
- Black Oxide Concrete Patios
- Landscaping Allowance \$ 3,000.00
- Screen Fencing Allowance \$ 3,000.00
- Clothesline & Brick 'Plastered' Letterbox

**Pricing as at Nov 07 but subject to change without notice**