

Property Information

125 NIKAU PALM ROAD,
PARAPARAUMU

General Specifications

EXTERIOR

- 6 acres land covered in a combination of native bush, deciduous, fruit trees and shrubs
- Over 5000 trees and shrubs planted
- 300 pine trees trimmed 3 lifts
- Walking tracks cut throughout section
- Keystone block wall over 80 tonne installed creating terraced gardens
- Over 280 metres concrete curb
- Fully asphalted driveway with limestone chip parking area
- Sika Polyclad Barricade
- All external cladding repainted in 2022 with Resene X200 paint
- All external trim painted/stained in 2022
- Natural Schist veneer on lower level of house

GARAGE

- 2.8 metre stud height
- Workbench with power points
- Fully insulated suspended ceiling
- Colour matched sectional garage doors - fully insulated 2.4 metre opening height. Belt driven auto door controllers
- Polyurethane plywood timber finishes to walls
- Evnex 22kW (3 Phase) AC EV Car Charger

REAR BLOCK WALL

- Engineer designed
- Wall sealed with SikaProof SB DPM Membrane (commercial product). Textile blanket added for protection
- 40mm polystyrene insulation foam

SECURITY

- Paradox EVO 192 alarm system. Including integrated smoke alarms and IP monitor
- Access control to the plant room for protecting critical systems
- Two touch screen alarm and one LCD keypads. All sensors are pet friendly.
- Remote access is available via PC or phone.
- GeoVision camera system featuring 6 cameras with remote access available from Internet or phone

JOINERY & INTERNAL FINISHES

- “Metro Architectural” series. All doors are 2.2metres in height
- Double glazed grey aluminium joinery with tinted glass 4mm thick each side
- ASSA ABLOY colour matched hardware
- Locks all keyed alike
- Security stays on all windows
- Ceilings, walls and woodwork all painted within the last 4 years

WATER & SEWAGE

- Greywater treatment by a Gould “10,000 series” wastewater treatment plant with a total capacity of 10,000 litres
- Water storage is 2 x 20,000 litre concrete tanks buried in the ground, supplied by water fall capture off the main roof
- There is also a trickle water feed from the council supply (if storage falls below 30%)
- Surface water is controlled by a series of surface drains in the driveway with drainage installed to the rear of the block wall and all stormwater outflows to the onsite creek
- Under bench UV water filter system for the kitchen tap
- Hot water is generated by a series of methods:

Primarily by 2 kilowatts of solar arrays with an electric back up the system is 100% solar 9 months of the year with a supplement of 1 hour a day when needed through the winter months.

The spa bath in the main bathroom uses gas instant water heating totally. Storage is via a 300 Litre AA 5/5 cylinder . There are two 45 litre gas bottles supplying the spa bath

HEATING & COOLING

- Hydronic water heating system installed which is connected to 6 radiators and 3 towel rails via a full copper pipe piping system. A storage buffer is via a custom 500 litre 5/5 AA cylinder.
- The system is heated by a Hunter Herald 14 wrap around boiler stove
- All radiators are thermostatically controlled
- There is an underfloor heating system connected to the hot water storage which can heat the floors in the garage, entrance hall and downstairs bedroom
- To supplement the hydronic system there is a Panasonic ducted heat pump system to all upstairs rooms
- The towel rails continue to operate in the summer via the solar system, via an isolation circuit
- The flow through design ensures the house stays cool in Summer

GENERAL

- 1-meter-wide soffit for extra weather protection
- Stud height 2.7 metres

STRUCTURED CABLING

- Property has a full structured cabling system. This includes around 7 aerial outlets and 30 RJ45 (computer) outlets
- There is audio and speaker cables installed to the plant room and around the living area to suit a 5.1 + systems or future development
- House is connected to fibre for internet
- There is provision for 2 telephone lines
- Satellite dish is installed and operational

ELECTRICAL

- The property is supplied by a 3-phase copper underground cable, metering is at the gate, there is an import export meter installed on the yellow phase.
- There is a 3KW wind turbine installed but at present not operational. This has consent and is all cabled
- The property has consent to install Solar PV (photo Voltaic) panels and is all cabled to the wind turbine area, not installed
- Water pump is a submersible pump in the tank. This ensures silent operation
- The property has circa 50 double power outlets. All are RCD protected

LIGHTING

- All lighting is LED
- There is emergency lighting over the stairs and in the plant room over the breaker panels
- The ceiling space has a full florescent lighting system and power outlets with plywood walkways

INSULATION

- All walls throughout the property (internal and external) are insulated. The living area frame size is insulated to 150mm with the max size ceiling insulation.
- The concrete floor is insulated via polystyrene.
- The roof space gable ends are insulated, and the roof has had a 15mm ply thermal break installed prior to the colour steel fitted. The roof is a light colour to reduce heat retention.
- Garage doors are rated the same as walls and a further separate insulation barrier has been installed to the garage ceiling

FLOOR COVERING

- All service areas, bathrooms, laundry, entry, are tiled
- Living, Kitchen, Study and hall is 15mm Rimu timber, over 20mm treated ply
- Bedrooms are newly carpeted

BEDROOMS

- Bedrooms vary in size from 20 to 30 m2. Two have ensuite bathrooms and walk in wardrobes the other has a bathroom next to it and a wardrobe with 4 metres of hanging
- The wardrobes are all organised shelves and double and single hanging or Elfa system which is easily reconfigurable
- The lower floor bedroom ceiling is separated from the upstairs room with separate insulation

BATHROOMS

- Size of bathrooms range from 4.2 to 11m2. All have frameless glass showers, porcelain vanities and toilets.
- The main bathroom has a double spa bath and the shower has multiple shower heads.
- Showers are all membraned and tiled

LIVING/DINING

- Large open plan design - around 85m². This opens out via 2 x 5 metre wide bifold doors on to a 65 square metre balcony that is edged in a glass vice glass handrail.
- Hunter stove surrounded by natural schist. This is fitted with a boiler to provide water to the radiators and underfloor. The floor under is 20mm compressed sheet tiled to create a flat floor no upstand
- Ceiling is broken into two levels one flat and the other sloping to create the feel of two separate spaces.

KITCHEN

- Bench tops and breakfast bar is engineered stone. Fully tiled splashback. Under 5 years old
- Bosch dishwasher and a side-by-side door fridge/freezer
- Top model "Insinkerator" triple grind
- Under bench water filter
- Walk in pantry with appliance benching, power and lighting

LAUNDRY

- 5.2metre square m² laundry with a separate toilet attached
- Engineered stone benching and Melteca cupboards – under 5 years old
- Small fridge space in tall cupboard WITH power

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