

## INFORMATION | 104 Raukawa Road, Peka Peka

Rates | \$4,382.22

RV | \$1,480,000

Build | **26/08/10 – BUILDING CONSENT 100637**

Stage 1 of 2: Build implement shed with bedroom/ensuite, and a separate studio/kitchen with living accommodation including bedroom and bathroom.

*Code Compliance Certificate issued 12/12/13*

AMENDMENT 100637A: Installation of kitchen to studio. Change of use: workshop replaced with bedroom and ensuite.

**02/02/18 – BUILDING CONSENT 170863**

Addition to dwelling including bathroom & inbuilt fireplace.

*Code Compliance Certificate issued 20/05/21*

Size | 165m2 Dwelling | 2.0104ha Land

Foundation | Concrete Slab

Roofing | Coloursteel Profiled Metal Roof

Heating | Woodburner, Gas Fireplace, Panel Heaters, Underfloor Heating

Cladding | Concrete Block, Board and Batten

Finishings | New MasterCraft Kitchen, Italian Tiled Fireplace, Covered South Facing Outdoor Patio With Skylights, Siders Off Living Onto Large Kwila Timber Deck, Separate Studio with Bathroom, Kitchenette and Outdoor Living, Integrated Hidden Laundry in Main Bathroom, Gold Fish Pond With Water Feature, Starlink Broadband

Energy | Gas Bottles (3x Infinity Systems)

Insulation | Double Glazed Aluminum, Insulation in Walls, and Ceiling

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Parking | Double Garage (Two Separate Doors) with Covered Access To House, Off-Street Parking, Separate Shed Down Below

Chattels | Auto Garage Door Opener x 2 and Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Extractor Fan x 3, Fixed Floor Coverings, Heated Towel Rail x 1, Heat Pump x 1 and Remote x 1, Infinity Water Heating System, Light Fittings Range Hood, Smoke Detectors, TV Brackets, Auto Blinds (4 x Remotes), Gun Safe, 1 x Gas Fire, Woodburner, TV Brackets x 2, Sky Dish x 2, Electric Fences, Panel Heater x 2

Excluded | Bathroom Light Fitting in Ensuite

Septics/  
Water | Rainwater Collection 30,000L Tank (Behind Clothesline), Inline Water Filter System in Garage, 5,000L Quantum Septic Tank (Rein Drain Trench System)

Land | Zoned Rural, 5 Separate Paddocks, with Solar Electric Fences. Vendors have had Cattle and Ponies in Past.

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