

## INFORMATION | 12 Matuhi Street, Waikanae

<u>Rates</u>	\$5,590.45
<u>RV</u>	\$890,000
<u>Build</u>	A1 Homes BUILDING CONSENT 140363 : New 4 bedroom residential, dwelling with attached double garage. : Code Compliance Certificate issued 19/12/14
<u>Size</u>	171m2 dwelling   656m2
<u>Foundation</u>	Firth RibRaft Floor System: reinforced concrete waffle raft floor slab-on-ground.
<u>Roofing</u>	NZS Colorsteel Endura – trapezoidal profile (longrun) Metalcraft 185mm Colorsteel fascia Metaline Quad Gutter & Marley PVC 80mm round downpipe system
<u>Heating</u>	In ceiling heat pump
<u>Cladding</u>	James Hardie Linea Weatherboard 180mm James Hardie Axon panel cladding (vertical by front door) 20mm cavity battens
<u>Finishings</u>	Aluminium
<u>Energy</u>	Double glazing (excluding garage) Infinity Hotwater - Rinnai VT26 Continuous Flow Gas Water Heater 2 x 45kg LPG Bottles for water and cooktop (no gas in street)
<u>Insulation</u>	R3.2C pink Batts insulation to all ceilings, except garage. (R2.2 batts to house exterior wall perimeters) R2.2W pink Batts insulation to all exterior wall cavities excluding garage, however including walls between house & garage.
<u>Parking</u>	Double garage and offstreet

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008



Sharalyn Fraser  
*Agency*

Chattels | Auto Garage Door Opener & Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Gas Hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rail x 2, Heat Pump x 1, Infinity Water Heating System, Light Fittings, Range Hood, Refrigerator, Security System, Smoke Detectors, TV Bracket x 1, Waste Disposal, Alarm (as is + remote x 2), Single Bed x 2, Desk Top and Shelf in Office, Benchtop in Garage

Negotiable | 2 x Black Leather Couches , Outdoor Dining Set

sfagency.nz

Powered by Ownly Ltd, Licensed REAA 2008



NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.