

INFORMATION | 8 Ngarara Road, Waikanae

<u>Rates</u>		\$10,354.06 (at 23/08/26 - to be reviewed)
<u>RV</u>		\$1,990,000 (Land \$970,000 Improvements \$1,020,000)
<u>Build</u>		2010 Building Consent 100171 - New Residential Dwelling.
		2012 Code Compliance Certificate issued 18/09/12
		PREVIOUS BUILD (No longer exists)
		1957 Building Permit + 1960 Build Permit
<u>Builder</u>		Chris Beggs - North Face Construction, built as the builder's own home.
<u>Designer</u>		A.D Architecture Limited Jon Ambler
<u>Size</u>		Dwelling 349 m2 Land Area 2,301 m2, more or less
<u>Foundation</u>		Concrete floor slab, upper level suspended concrete slab
<u>Roofing</u>		Coloursteel, Butynol (recently painted - 2025)
<u>Heating</u>		Piped water in-slab floor heating system to upper level living and Kitchen areas; solar water heating system; wood burner (wetback)
<u>Kitchen</u>		New induction cooktop (2026), In wall oven + comby oven + warmer, in-built coffee machine

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

- Cladding | Multiple cladding products, including - Hardwood timber rainscreen, coloursteel, approved modified acrylic plaster finish with cavity or over Ambionce polystyrene block, Hardies weatherboard with paint finish.. (see Design spec. - Building file Part 3)
- Finishings | Built as a “High Performance” home, negative joint detail; carpeted and exposed concrete floors; hardwood timber rainscreen, engineer design exposed steel beams; Concrete Ribs and exposed Timber as features; Kiln Dried framing; Battery operated Blinds in living areas, 2 x powered sheds
- Energy | “WarmWindows”, double glazed windows with low E coating and argon infill; solar power units, 18 Solar Panels specifically to “sell back to the grid”
- Insulation | Exterior Walls = 2 No. layers R1.8 Batts; Garage Interior Walls = R2.8 Ultra Batts; Ceilings = 2 No. Layers R2.6 Batts
- Parking | Double Internal Access Garage, off-Street Parking, 2x Driveway/entrance
- Chattels | Auto Garage Door Opener and Remotes x 4, Clothesline x 2, Dishwasher, Electric Oven, Induction Hob, Combined Microwave Oven, Bathroom extractor fan x 3, Fixed Floor Coverings, Garden Shed x 2, Heated Towel Rail x 3, Light fittings, Range Hood, Bosch Refrigerator/Freezer, Security System, Smoke Detectors, Wood Burner, Washing Machine, Washing Machine/Dryer, TV Bracket x 1, Glasshouse, Outside Sink, Lean to (for wood), Firewood, Bird Bath, Living Room Mat, Outside Table and 4 Forms, Garage Bench, Drawers and Cupboards, Rumpus Room Shelving, Inbuilt Coffee Machine, Battery Blinds (living room and top of stairs) and Remote x 2, Manually Operated Blinds and Curtains, Solar Tubes for the Hot Water System - 4 sets, Solar panels for Electricity, Export to the Grid - 18, Fixed Desks - Study and Office, Garden Irrigation System (as is, where is), Water Bore, Pumps x 2, Retractable Hose, 6 x Other Hoses and Barrels, Compost Bin.

Negotiable | Ride on Lawn Mower

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