

## **23 St Albans Avenue – Scope of Works & Improvements**

The property has undergone an extensive renovation and upgrade, including:

### **Interior & Structural**

- Full interior repaint throughout
- Removal of the wall between the kitchen and living area to create an open-plan space
- Engineered structural beam installed as part of the wall removal
- Working drawings prepared for the structural alterations
- Palmerston North City Council consent obtained for the consented building works
- New skylight installed in the living area
- New flooring throughout
- New drapes and blinds throughout

### **Electrical & Lighting**

- New LED lighting throughout
- New exterior lighting installed
- New exterior downlights installed
- New interconnected smoke alarm system installed

### **Insulation & Comfort**

- Ceiling insulation upgraded/installed
- Underfloor insulation installed to the rear master bedroom/extension area

### **Bathrooms**

- Ensuite extensively renovated, including new vanity, toilet, extractor fan and shower
- Main bathroom upgraded with a new bath and new vanity
- Separate toilet upgraded with a new vanity

### **Exterior & Landscaping**

- Full exterior repaint
- Extensive landscaping completed

- New lawn/turf installed
- New planting and garden improvements
- Top section of the driveway newly chip sealed

**Overall**

A significant programme of cosmetic, structural, electrical, insulation, bathroom and landscaping improvements has been undertaken to modernise the home and enhance its presentation, comfort and functionality.