

Sharalyn Fraser *Agency*

INFORMATION | 2 Lamont Place, Waikanae

<u>Rates</u>	\$1,570,000
<u>RV</u>	\$8,287.47
<u>Build</u>	30/07/2018 BUILDING CONSENT 180550 : New dwelling, 3 bedrooms & study, 2 bathrooms, 1 living area. Double internal access garage: <i>Code Compliance Certificate issued 08/03/19</i> 06/10/2021 BUILDING CONSENT 210870 : Extension of existing lounge on slab foundation, brick & weatherboard cladding & longrun roofing : <i>Code Compliance Certificate issued 17/05/22</i>
<u>Size</u>	220m2 Dwelling 1,177m2 Land
<u>Foundation</u>	Engineered RibRaft Concrete Slab
<u>Roofing</u>	Longrun
<u>Cladding</u>	Brick Veneer and Linea Weatherboard on Cavity Systems
<u>Heating</u>	Central Ducted Heat Pump for Heating and Cooling.
<u>Finishings</u>	Double-glazed Aluminium Joinery, Kitchen with Double Wall Oven, Gas Hob, Dishwasher, Waste Disposal, Plumbed Refrigerator and Walk-In Pantry, V-groove Avon-Style Internal Doors, Large Barn Slider
<u>Gardens</u>	Established Landscaping, Outdoor Patio, Private Enclosed Spa Area, Fully Fenced (Rabbit Proofed)
<u>Energy</u>	Electric Water Heating and Mains Gas Cooking
<u>Internet</u>	Fibre Available

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<u>Insulation</u>	R4.0 External Wall Insulation and R5.0 Ceiling Insulation (Excluding Garage)
<u>Parking</u>	Double Internal-Access Garage and Storage Nook, Off-Street Parking
<u>Chattels</u>	Auto Garage Door Opener & 2 x Remote, Window Treatments, Clothesline, Dishwasher, Electric Double Oven, Gas Hob, Extractor Fan x 2, Fixed Floor Coverings, Heated Towel Rail x 2, Central Ducted Heat Pump, Light Fittings, Range Hood, Refrigerator, Security System, Smoke Detectors, Waste Disposal, Spa, Spa Enclosure, Sky Dish, Shelving in Garage, Bird Bath x 2
	<u>Negotiable</u> Outdoor Furniture

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