Sharalyn Fraser
Agency

INFORMATION | 2 Lamont Place, Waikanae

Rates	|	$8,287.47
RV	|	$1,600,000
Build	|	**30/07/2018** BUILDING CONSENT 180550 : New dwelling, 3 bedrooms & study, 2 bathrooms, 1living area. Double internal access garage: *Code Compliance Certificate issued 08/03/19* **06/10/2021** BUILDING CONSENT 210870 : Extension of existing lounge on slab foundation,brick & weatherboard cladding & longrun roofing : *Code Compliance Certificate issued 17/05/22*
Size	|	220m2 Dwelling | 1,177m2 Land
Foundation	|	Engineered RibRaft Concrete Slab
Roofing	|	Longrun
Cladding	|	Brick Veneer and Linea Weatherboard on Cavity Systems
Heating	|	Central Ducted Heat Pump for Heating and Cooling.
Finishings	|	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
Gardens	|	Established Landscaping, Outdoor Patio, Private Enclosed Spa Area, Fully Fenced (Rabbit Proofed)
Energy	|	Electric Water Heating and Mains Gas Cooking
Internet	|	Fibre Available

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Insulation	|	R4.0 External Wall Insulation and R5.0 Ceiling Insulation (Excluding Garage)
Parking	|	Double Internal-Access Garage and Storage Nook, Off-Street Parking
Chattels	|	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
		Negotiable | Outdoor Furniture

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