



Poukawa Model

The Poukawa is a thoughtfully designed 70m² granny flat that combines modern style, smart functionality and everyday comfort. Available in either a one or two-bedroom layout, it offers the flexibility to suit a range of lifestyles, whether you’re creating space for family, welcoming guests or adding a quality home to your property.

The light-filled open plan kitchen, dining and living area creates a warm and inviting space to relax, while large windows maximise natural light and enhance the feeling of space.

The master bedroom features a generous walk-in wardrobe with a modern storage system, while the cleverly designed bathroom makes the most of every square metre with practical, space-saving design.

BEDROOMS	1-2
BATHROOMS	1
FLOOR SIZE	70m ²
LENGTH	12.8m
WIDTH	5.8m
ROOF OPTIONS	gable & monopitch
SUITABLE FOR	grannyflat, rural, couples, downsizers, first-home buyers, secondary dwelling

** Price and specifications subject to change*

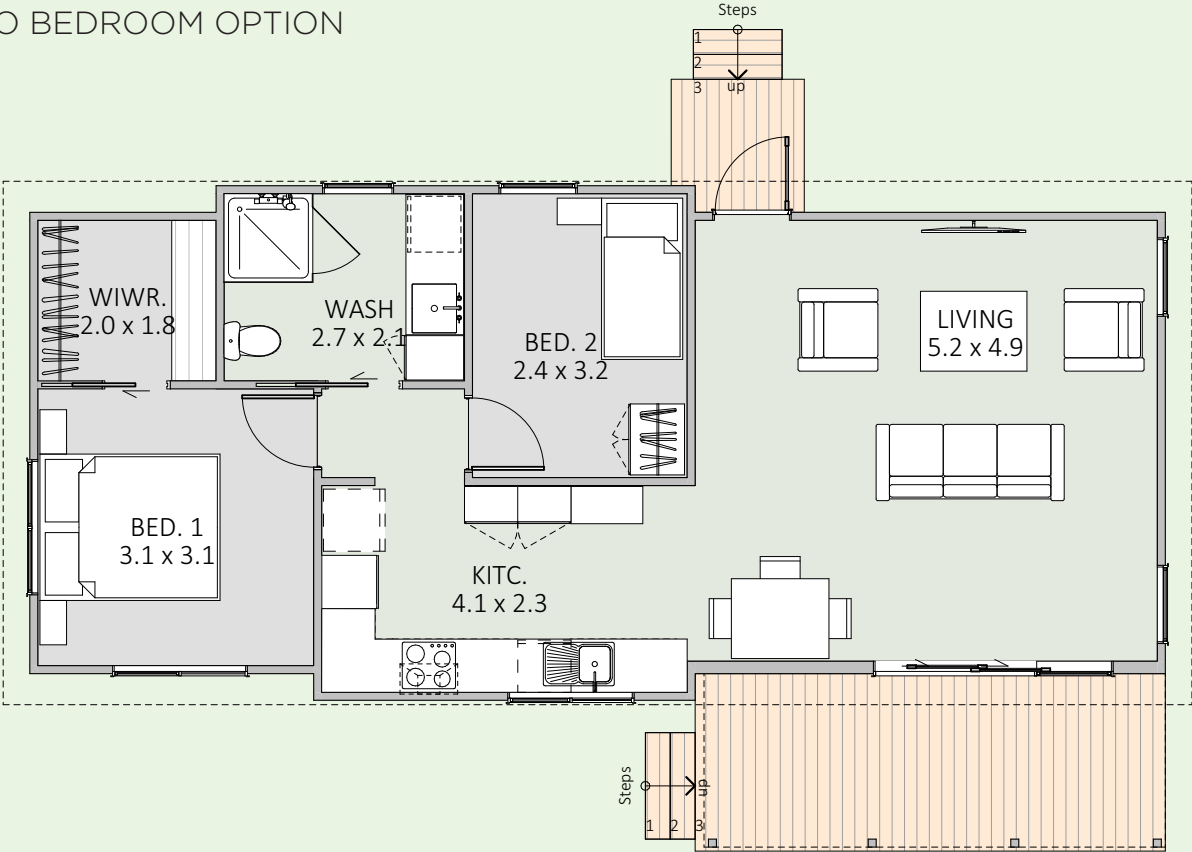


READY TO MAKE IT YOURS? COME & VISIT OUR SHOW HOME

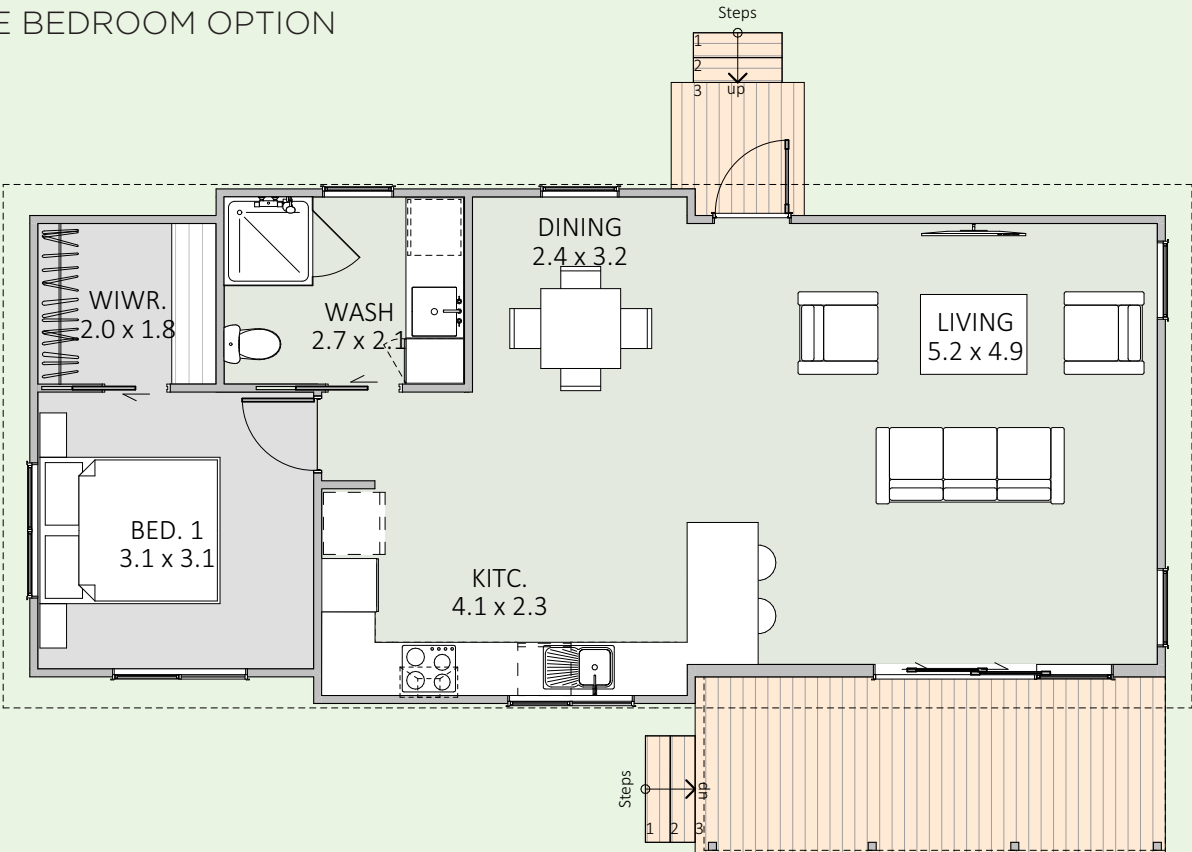
1139 Maraekakaho Road, Hastings, Hawke’s Bay

full floor plan & specifications overleaf

TWO BEDROOM OPTION



ONE BEDROOM OPTION



SPECIFICATIONS

INTERIOR

- Insulation to floor, wall and ceiling
- 1x shower
- 1x WCs
- 1x build in vanity & storage solution
- Gas or electric water heating
- Kitchen as shown
- Wardrobe shelving
- Gib system interior wall lining
- Electrical fit-out completed
- Internal doors and hardware
- Painted interior
- Floor coverings
- Fisher & Paykel appliances as specified
- Daikin heat pump

ADD-ONS/OPTIONS AVAILABLE

- Extra heatpumps, fire place and DVS systems
- Different deck options and sizes available
- Alternative exterior linings
- Alternative Bespoke kitchen options
- Alternative bathroom options
- Powdercoated thermally broken aluminium double glazed Low E windows & doors
- Security systems
- Solar and battery systems

EXTERIOR

- 10mm Weathertex Weathergroove with Abodo feature walls
- Colorsteel® Maxam corrugate roofing
- Colour matched quadrant spouting
- Powdercoated aluminium double glazed windows & doors
- Painted exterior
- Covered entries, verandah with deck

PRICE EXCLUDES

- Window dressings (blinds, curtains)
- Geotech, delivery, foundations & site installations (*site specific*)
- Main decking
- LTA fees, site consents, new connections & contributions (*site specific*)

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