



Mangleton Model - gable

A beautiful family home, with three bedrooms and two bathrooms, as well as a separate laundry/ boots room. This design is ideal for those who want to entertain their family and friends. A spacious open kitchen with walk-in pantry is connected to the living area, which opens up to a large deck. This home provides the perfect space for a family to spend time together.

This home model can come with a gable or hip roof. Different decking and exterior options are available.



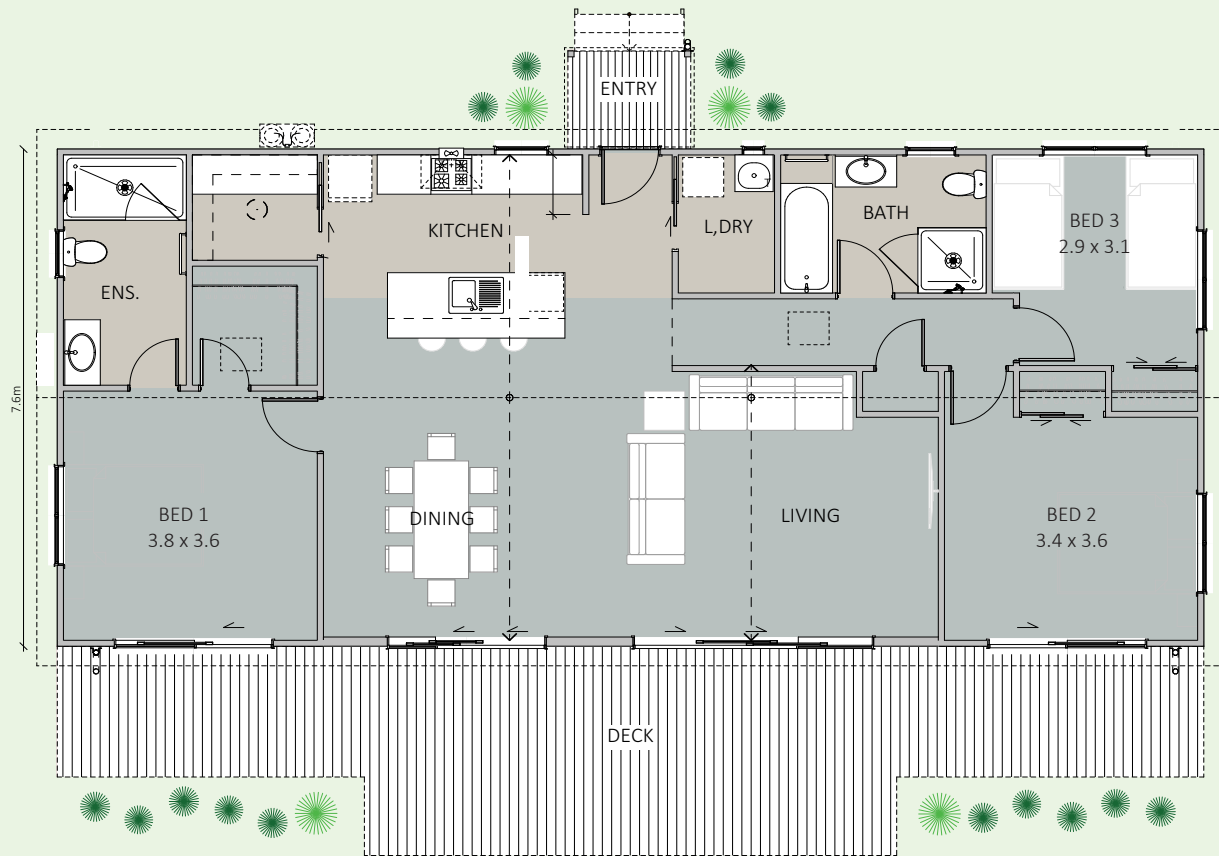
BEDROOMS	3
BATHROOMS	2
FLOOR SIZE	128m ²
LENGTH	16.8m
WIDTH	7.6m
ROOF OPTIONS	gable & hip roof
SUITABLE FOR	first home, rental, secondary dwelling, holiday home

** Price and specifications subject to change*

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SPECIFICATIONS:

INTERIOR

- Insulation to floor, wall and ceiling
- 2 x showers
- Bath
- 2 x WC
- Vanities
- Gas 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

EXTERIOR

- Colorsteel Endura roofing
- 12mm Shadowclad with timber battens at 400ctr
- Colorsteel quadrant spouting
- Powdercoated aluminium double glazed windows & doors
- Treated #1 PR decking
- Painted exterior

PRICE EXCLUDES

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

OPTIONS AVAILABLE

- Alternative exterior linings
- Alternative Bespoke kitchen options
- Alternative bathroom options
- Extra heatpumps, fire place and DVS systems
- Different deck options and sizes available