



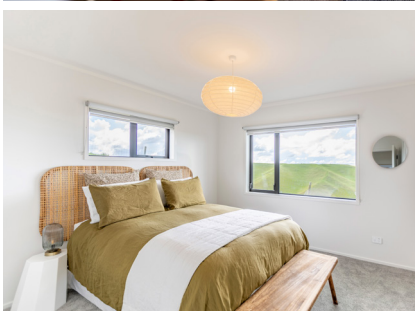
Ngaruroro Model

Step into the comfort and convenience of our popular Ngaruroro model, tailored to generate passive rental income or create a cozy second dwelling right on your existing property.

Boasting two double rooms and a generous living space, this self-contained home seamlessly blends into both urban and rural environments. Personalise your living space with a selection of roof designs, or you fancy a back or front decking area, our versatile design allows for easy customisation. The back door feature provides convenient access to garages or service areas, adding practicality and functionality.

BEDROOMS	2
BATHROOMS	1
FLOOR SIZE	80m ²
LENGTH	12.4m
WIDTH	6.4m
ROOF OPTIONS	hip roof
SUITABLE FOR	first home, rental, secondary dwelling, holiday home, granny flat

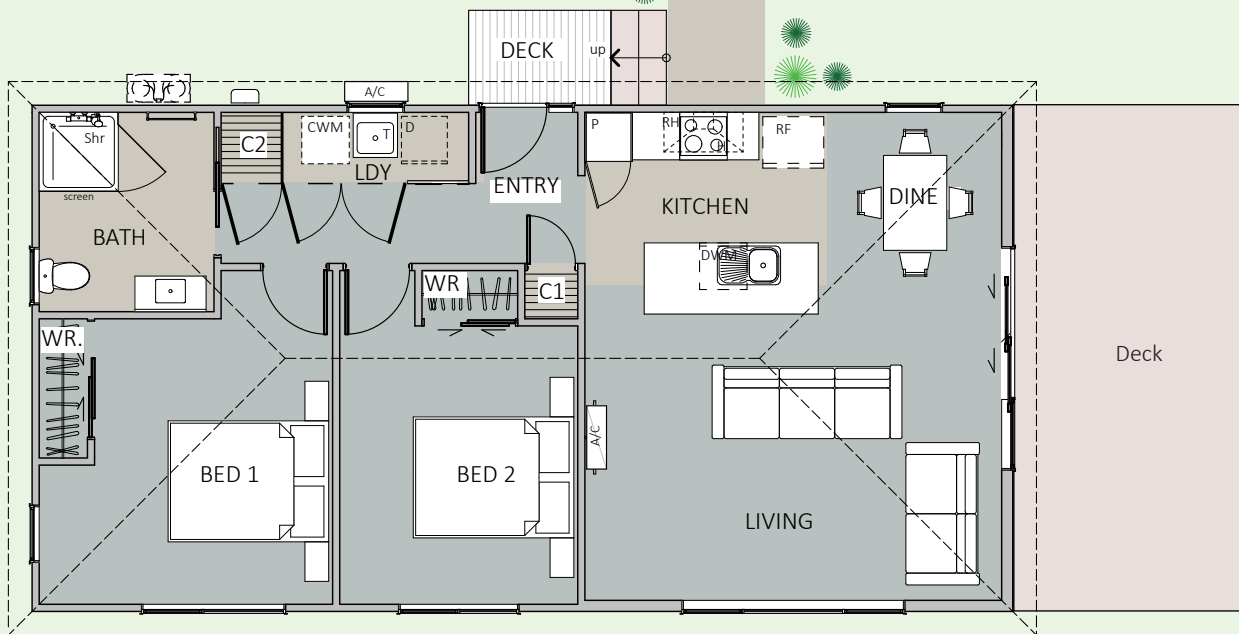
** Price and specifications subject to change*



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SPECIFICATIONS:

INTERIOR

- Insulation to floor, wall and ceiling
- 1x shower
- 1 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 Ultra groove
- 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