

# HAWKE'S BAY HOMES

BETTER LIVING NOW



## Ngaruoro Model

A popular model for a small home offering a passive rental income or second home on your existing property. Two double rooms and a large living space this self-contained home fits well in town or country settings.

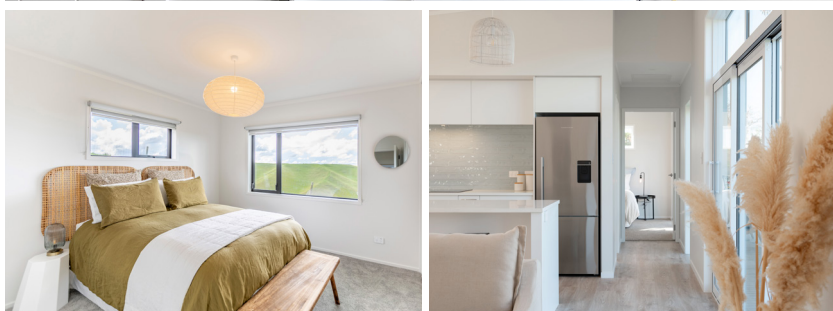
Options available for different roof designs. Decking back or front is possible. A back door gives convenient access to garages or service areas.

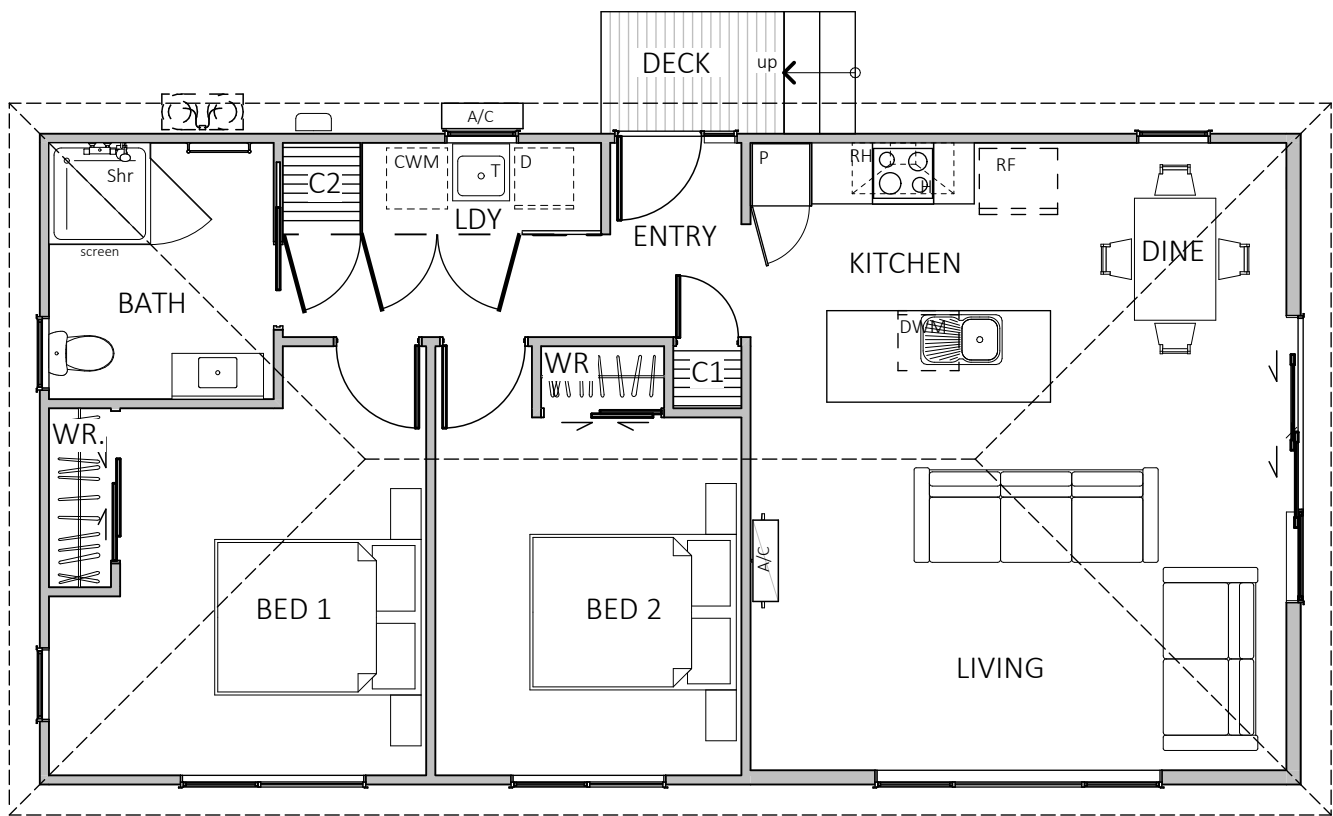
BEDROOMS	2
BATHROOMS	1
FLOOR SIZE	80m <sup>2</sup>
LENGTH	12.4m
WIDTH	6.4m
ROOF OPTIONS	hip roof
SUITABLE FOR	first home, rental, secondary dwelling, holiday home, granny flat

\* Price and specifications subject to change

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## SPECIFICATIONS:

### INTERIOR

- Insulation to floor, wall and ceiling
- 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
- Appliances as specified
- 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
- Different deck options and sizes available

A lot of thought, design creative, practical building experience, and liveability options have been put into the creation of our Hawke's Bay Homes range. All our homes have been designed by an innovative and experienced architectural team.

Each home is designed to maximise the living spaces and create a sense of space for every room in the house. All our transportable homes are specified with high quality, high-end finishes, and fittings and are completed to an impeccable standard. Remember too of course, that you can add, remove and make any changes that best reflect your personality and lifestyle.