



Artistic impression only

103 Botanical Road, Palmerston North

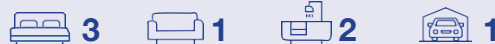
Four townhouse development, on Freehold Title, located within 3-minute drive to town.

Open plan living, third bedroom, bathroom and integral garage located on ground floor. Upstairs the master bedroom, second bedroom and bathroom.

Positioned at an affordable price point for first home buyers, investors or downsizers, and with construction underway, now is the time to make an enquiry.

Contact Carmen Wineera

021 863 172 for further information.



Unit 1

159.6 floor area
246m² net section area

Unit 2

153.8 floor area
186m² net section area

Unit 3

153.8 floor area
182m² net section area

Unit 4

154.9 floor area
280m² net section area



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EXTERIOR SELECTIONS AND COLOURS

ROOF	Profile	Corrugated Longrun Colorsteel
	Colour	Flaxpod
FASCIA	Colour	Flaxpod
SPOUTING	Profile	5" Ogee
	Colour	Flaxpod
DOWNPIPES	Type	PVC White - unpainted
GARAGE DOOR	Type	4 Panel - Smooth - Insulated
	Colour	Flaxpod
ALUMINIUM JOINERY	Colour	Flaxpod
FRONT DOOR	Type	Aquila 3 pane viewing glass powder coated aluminium door AQ03 Unit
	Colour	1: Pohutokawa; Unit 2: Aquarium; Unit 3: Tomcat; Unit 4: Dijon
FRONT DOOR HANDLE	Type	Yale 3109+ Digital Door Lock
	Colour	Black
EXTERIOR CLADDING TYPE 1	Type	James Hardie Linea Board 180mm
	Colour	Triple Merino
EXTERIOR CLADDING TYPE 2	Type	Axon Board
	Colour	Element N30-002-253
SOFFIT	Colour	Half Merino

INTERIOR SELECTIONS AND COLOURS

INTERIOR COLOURS

CEILING AND TRIM	Colour	1/2 Alabaster
WALLS, GARAGE	Colour	Merino
INTERIOR DOOR	Colour & Style	1/2 Alabaster, Flush
	Handle	Assa Abloy Lockwood L3 Element SC
	Door stops	Assa Abloy Lockwood A3155C

FLOORING

CARPET	Type	Abode Villa - cut pile
	Colour	Flax
	Underlay	10mm
	Areas	Lounge, all bedrooms, landing and stairs
VINYL PLANKING	Type	Moduleo Select
	Colour	Scarpa
	Areas	Entry, dining, kitchen, bathrooms and garage
GARAGE	Type	Plain Concrete with Vinyl Planking in laundry area

TILING

UPSTAIRS BATH SURROUND	Type	White Subway Tile 100 x 300
KITCHEN SPLASHBACK	Type	White Subway Tile 100 x 300
ABOVE VANITIES	Type	White Subway Tile 100 x 300
GROUT	Colour	TBA
TRIM	Type	Aluminium



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INTERIOR SELECTIONS AND COLOURS CONT.

KITCHEN

CABINERY MAIN	Melteca	Snowdrift Satin
CABINERY SECOUNDARY	Melamine	Charred Oak
BENCHTOPS	Laminate	White Valencia
HANDLES	Type	Lane Black Raised D Handles
WATER TO FRIDGE		Yes
SPLASHBACK	Tiled	White Subway Tile 100 x 300 White Grout

APPLIANCES

DISHWASHER	Type	Haier Dishwasher HDW13V1S1
OVEN	Type	Haier 70L, 7 function single oven HWO60S7EX2
COOKTOP	Type	Haier Induction Cooktop HCI604TB3
RANGEHOOD	Type	Haier Powerpac HP60ICSX3
WASTE DISPOSER	Type	Fisher & Paykel Waste Disposer GD75IA1

BATHROOM

DOWNSTAIRS BATHROOM	Vanity	Bolero - wall hung, 900mm 2 door 1 drawer in Charred Oak
	Mirror	LeVivi Anya 900 Mirror Cabinets - Recessed
	Shower	Clearlite Cezanne Round, 1000 x 1000, moulded, 2 sides, cnr waste, white joinery
	Heated Towel Rail	LeVivi 825 x 600 Heated Towel Rail, 7 bar, stainless steel
UPSTAIRS BATHROOM	Toilet	Robertson Uno BTW
	Vanity	Bolero - wall hung, 900mm 2 door 1 drawer in Charred Oak
	Mirror	LeVivi Anya 900 Mirror Cabinets - Recessed
	Bath	Caroma Stylus Maxton 1675mm Bath
	Shower Unit 1,2,3	Clearlite Cezanne Square, 900x 900, moulded, 2 sides, cnr waste, white joinery
	Shower Unit 4	Clearlite Cezanne Square, 1000x 1000, moulded, 2 sides, cnr waste, white joinery
	Heated Towel Rail	LeVivi 825 x 600 Heated Towel Rail, 7 bar, stainless steel
TOILET	Type	Robertson Uno BTW and Le Vivi Kacia Toilet Roll Holder, chrome

TAPWARE

KITCHEN TAP	Robertson	Pioneer Kitchen Mixer Extractable Matte Black FWK20121MB
VANITY TAP	Robertson	Simplicity Basin Mixer
SHOWER MIXER	Robertson	Simplicity Shower Mixer
SHOWER SLIDE	Robertson	Aquabella Splash Slide Shower 3 Fct Chrome
BATH MIXER	Robertson	Simplicity Basin Mixer
BATH SPOUT	Robertson	Simplicity Bath Spout

HEATING

HEATPUMP	Type	Panasonic CS/CU-Z60VKR Heat Pump
HOT WATER HEATING	Type	Mains Pressure