

22 Fitzherbert Road

Lower Hutt



Indicative Perspective
Street Front

22 Fitzherbert Road Lower Hutt

At a Glance:

A total of 18 townhouses in two blocks:
18 x Two bedroom townhouses

- Open plan design
- High quality finishes and appliances
- 20m to closest bus stop
- 2 minute walk to local shopping centre & supermarket
- Clean, modern claddings and colour scheme
- Low maintenance living
- Guest WC for all units
- Above code specification for insulation
- Fireproof (60min burn time) & soundproofing offers exceptional isolation between townhouses
- 12 month replacement guarantee on landscape planting



Indicative Perspective
Living



Indicative Perspective
Kitchen



Indicative Perspectives
Block B



Indicative Perspective
Outdoor Areas



Indicative Perspective
Block A

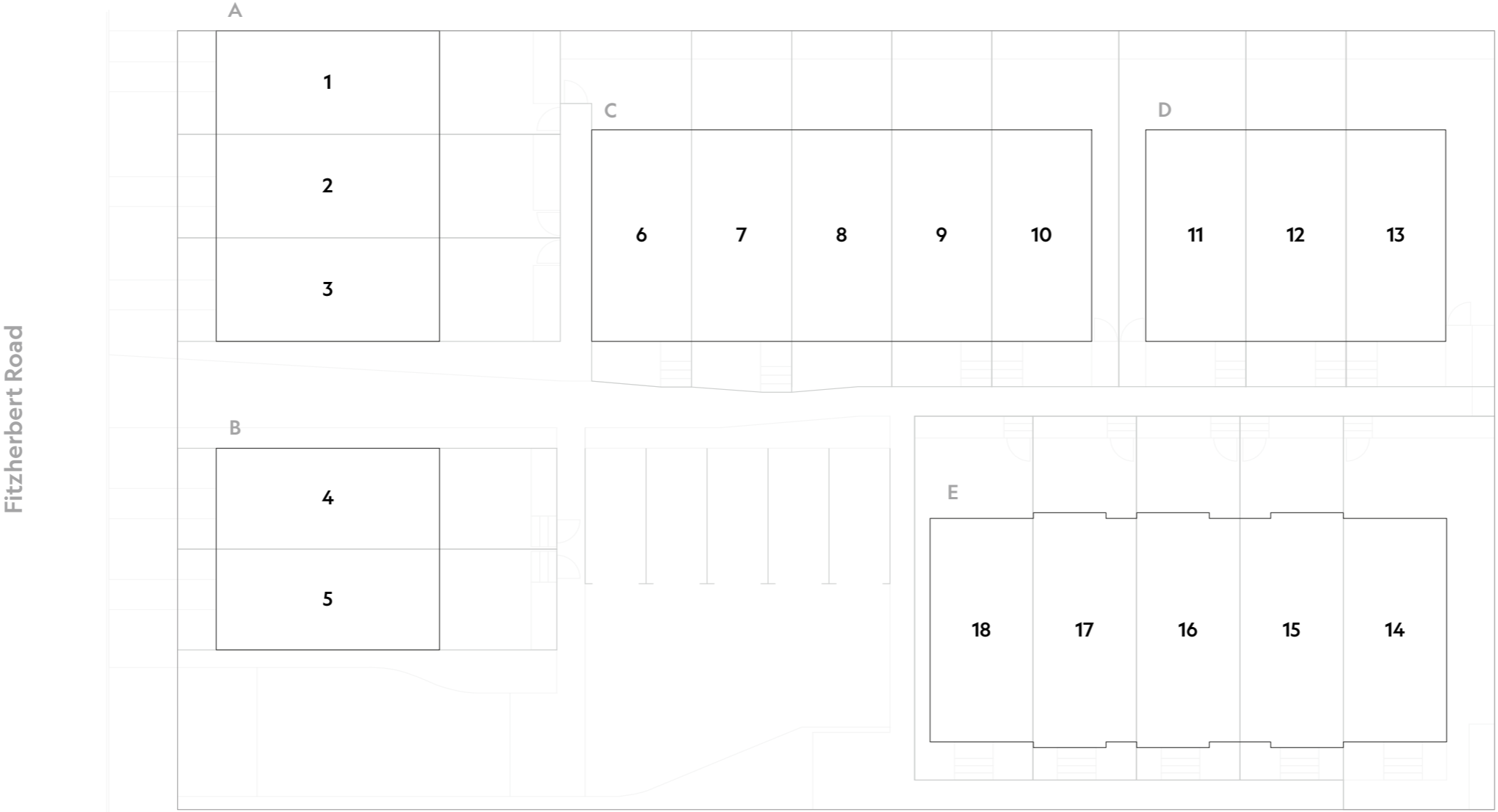
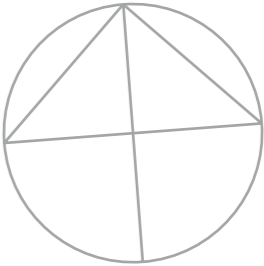


Indicative Perspective
Block C



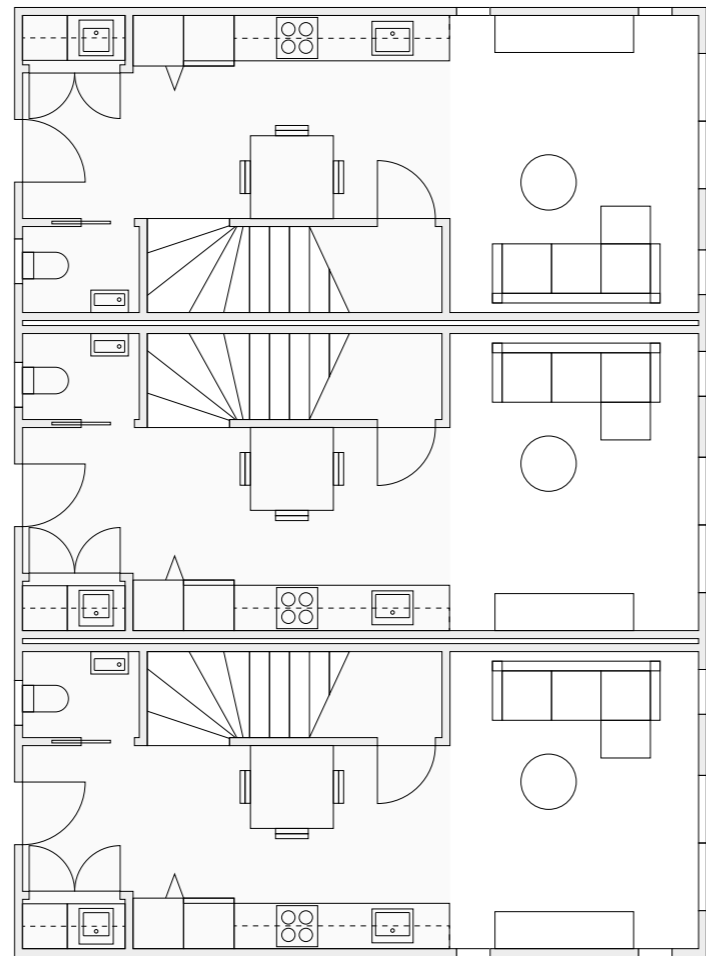
Indicative Perspective

22 Fitzherbert Road

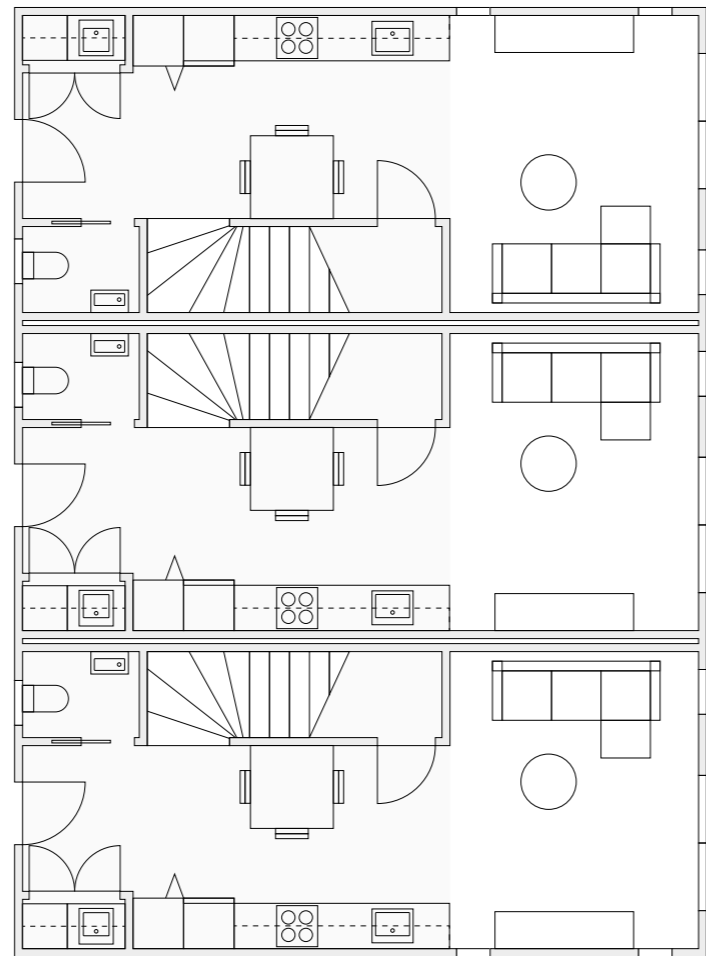


Floorplans - Block A

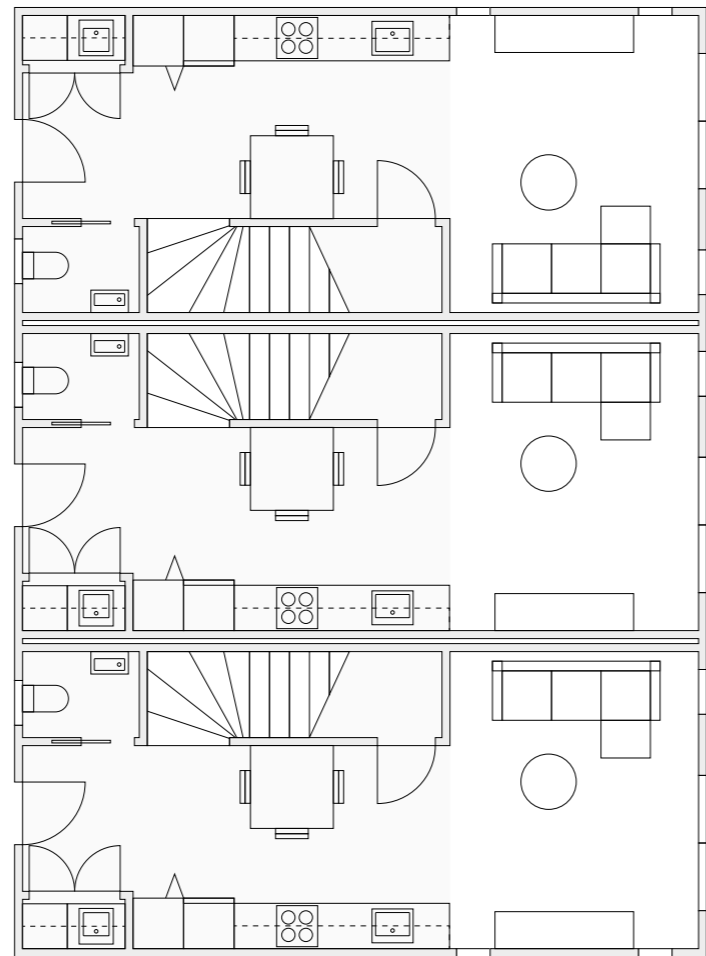
Townhouse 1



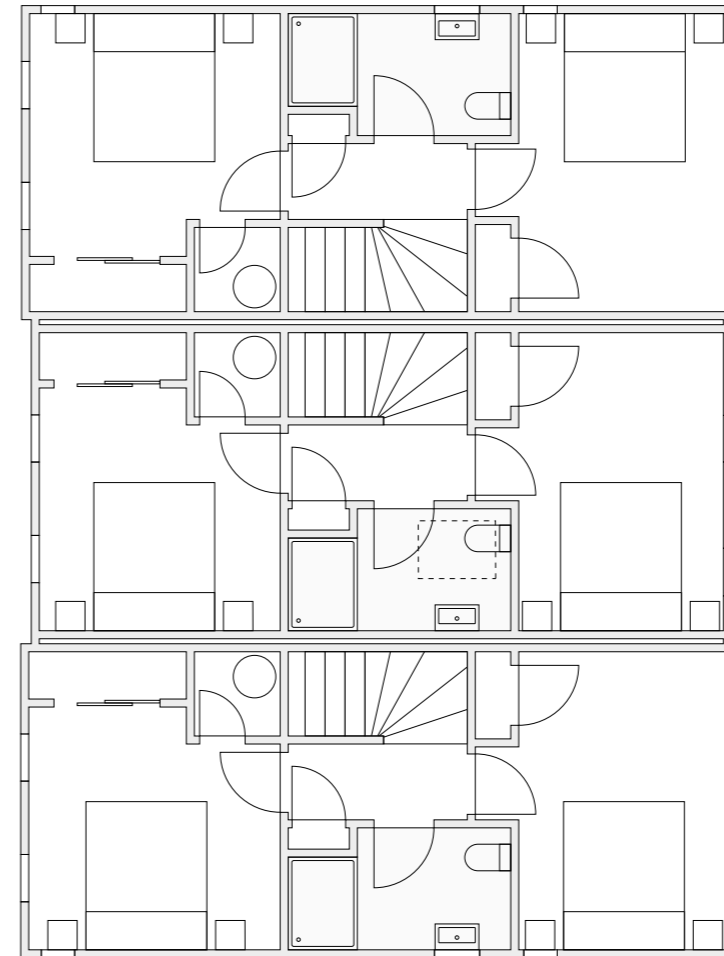
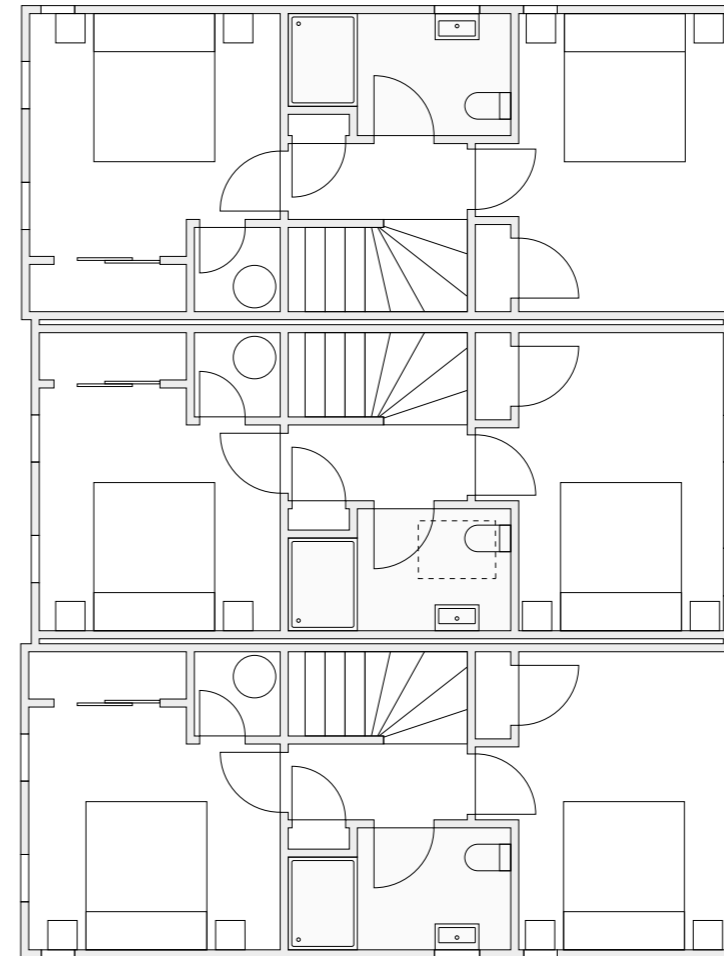
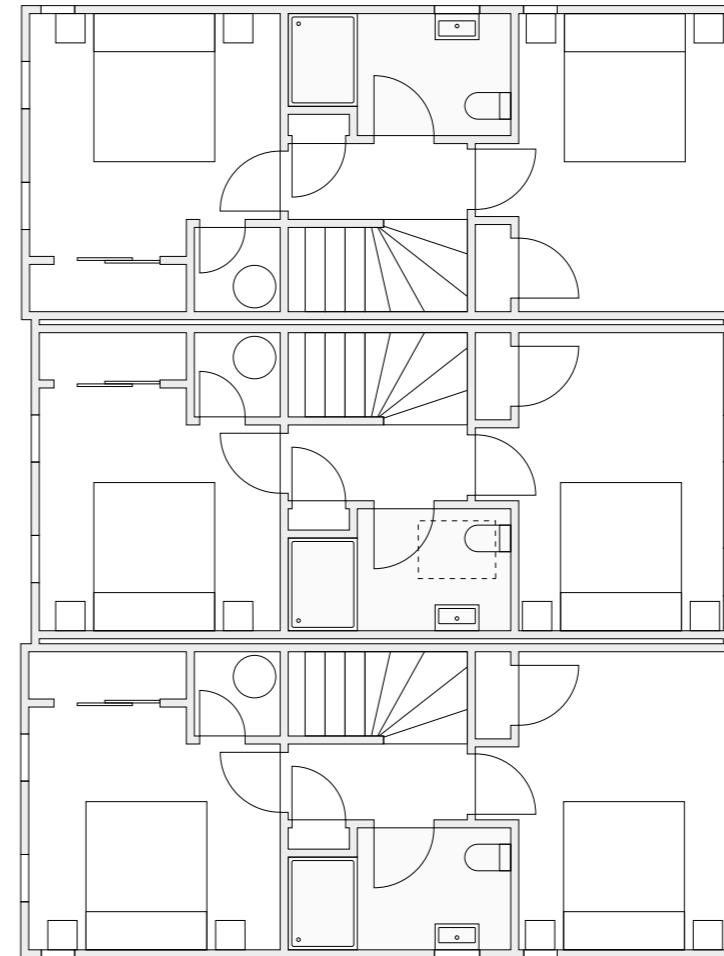
Townhouse 2



Townhouse 3



Lower Level

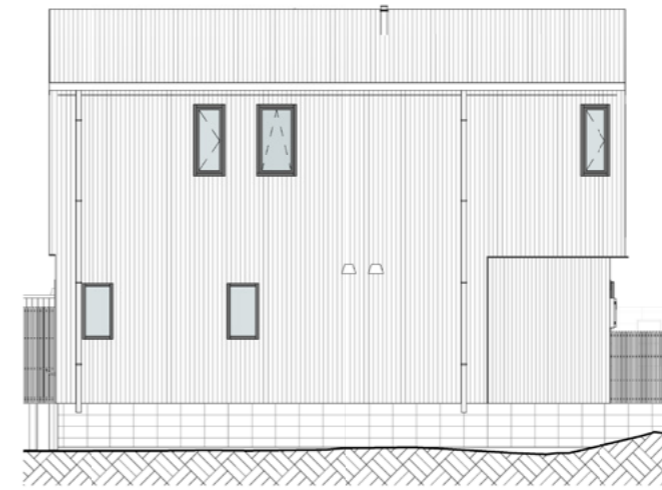


Upper Level

Elevations - Block A



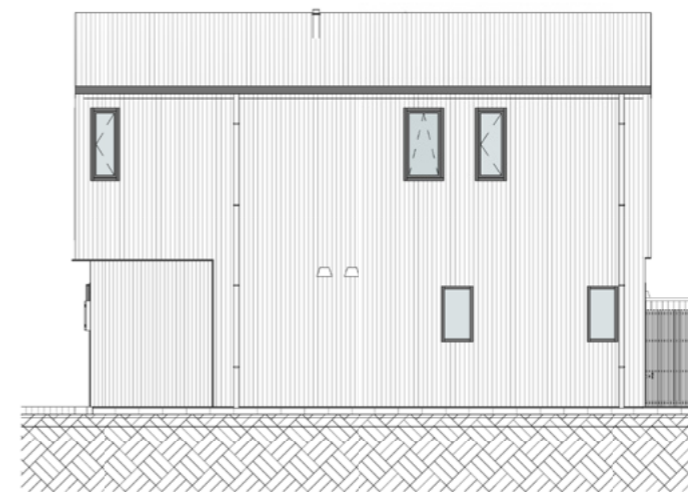
East



North



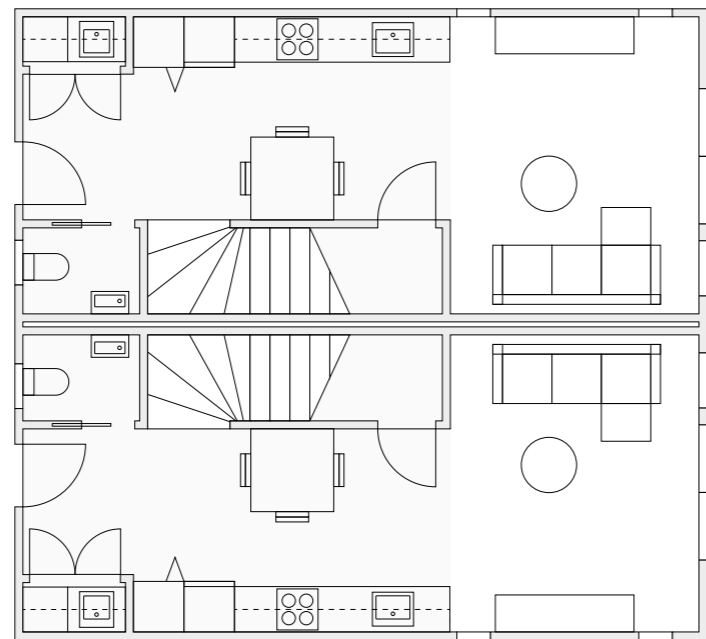
West



South

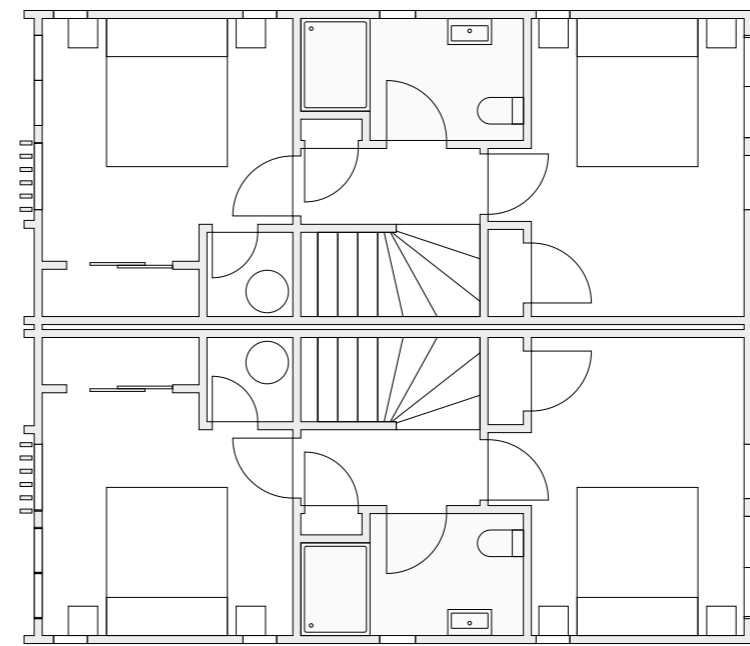
Floorplans - Block B

Townhouse 4



Townhouse 5

Lower Level

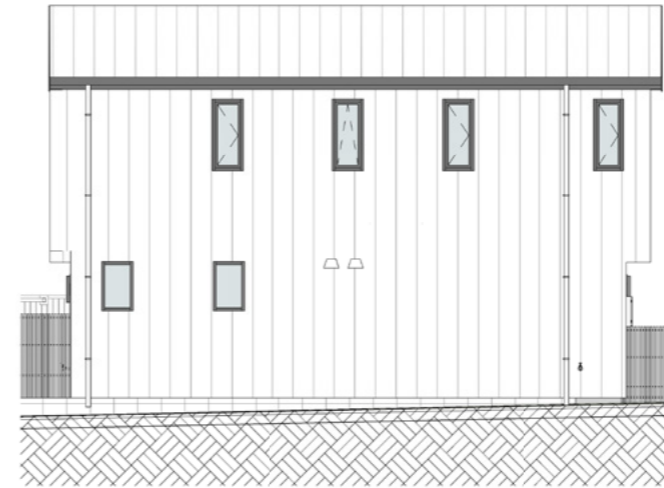


Upper Level

Elevations - Block B



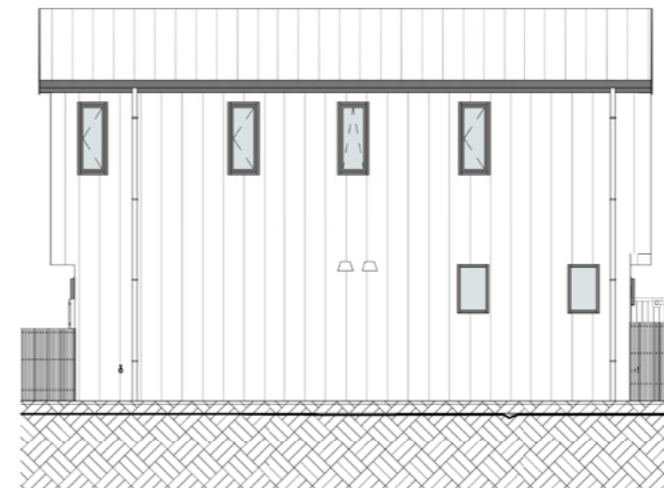
East



North



West



South

Floorplans - Block C

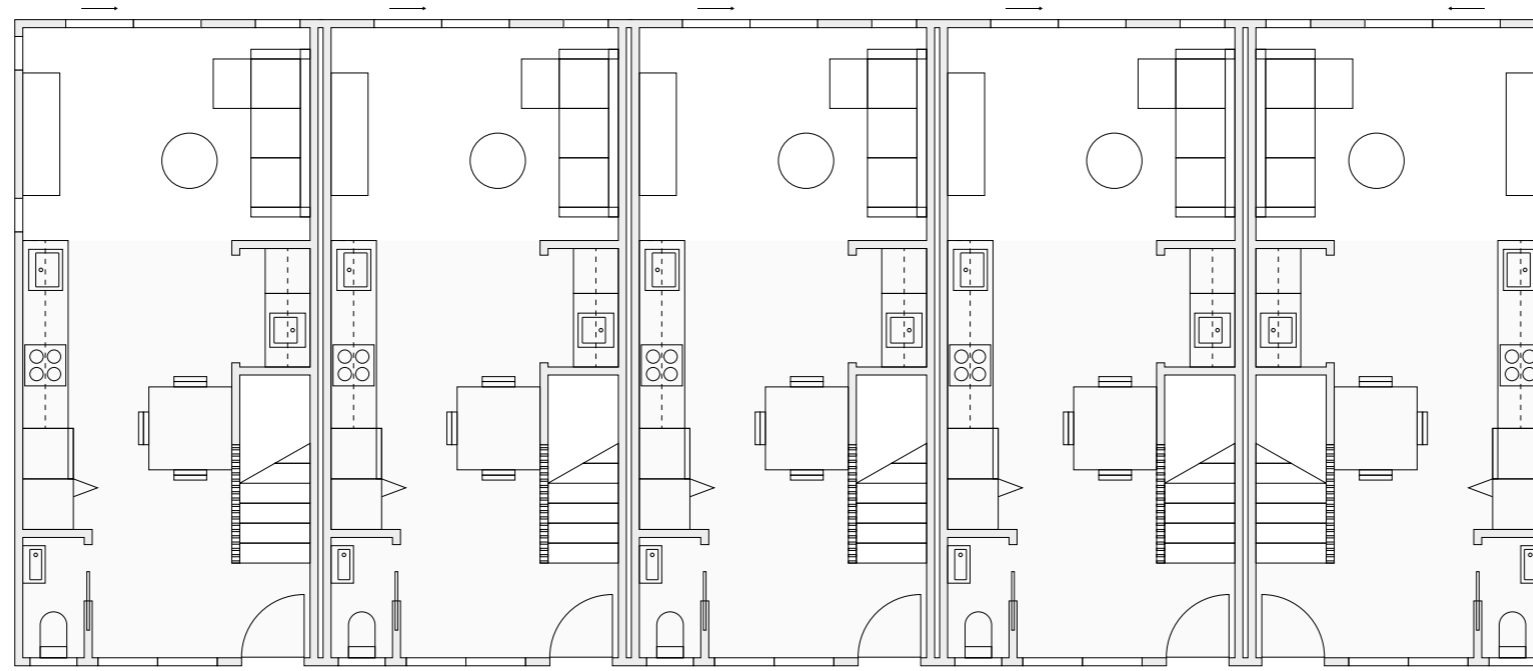
Townhouse 6

Townhouse 7

Townhouse 8

Townhouse 9

Townhouse 10



Lower Level

Floorplans - Block C

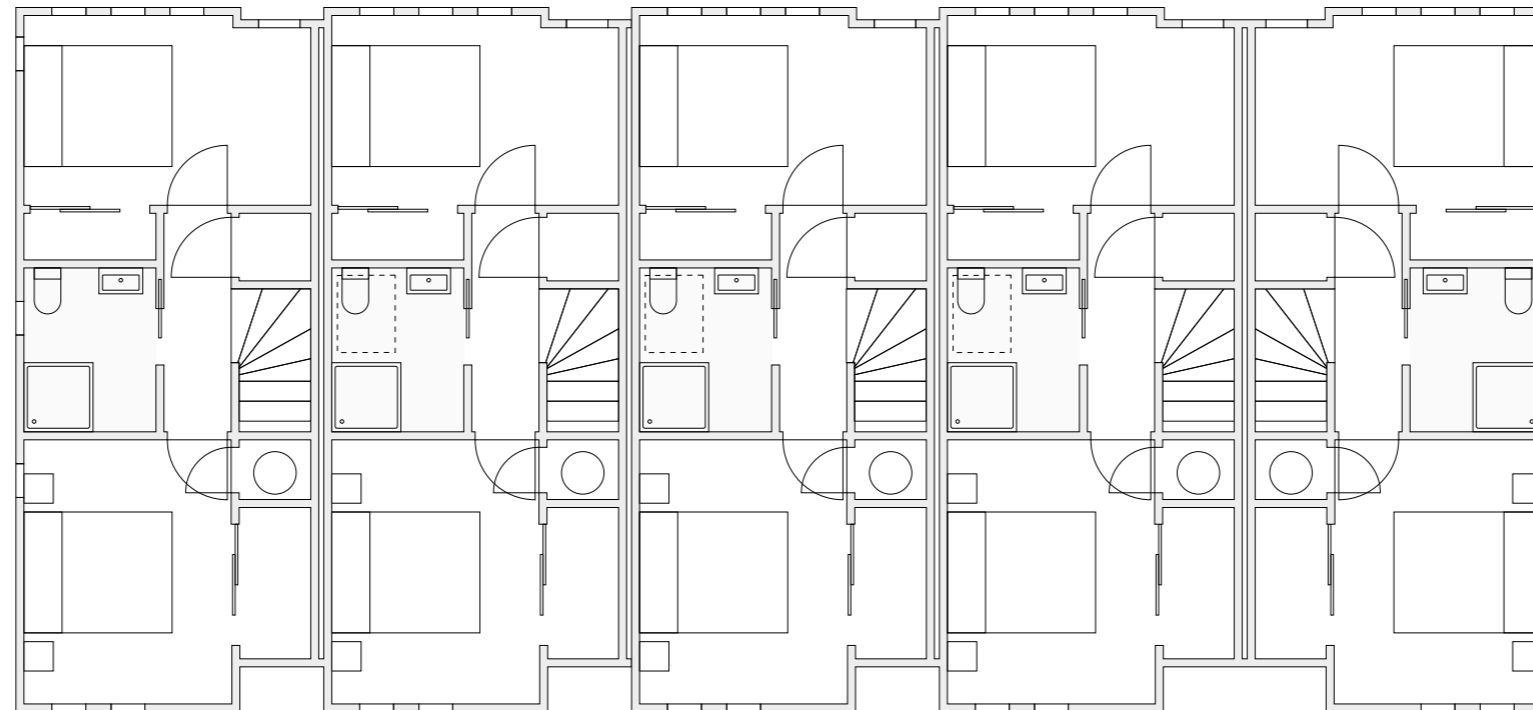
Townhouse 6

Townhouse 7

Townhouse 8

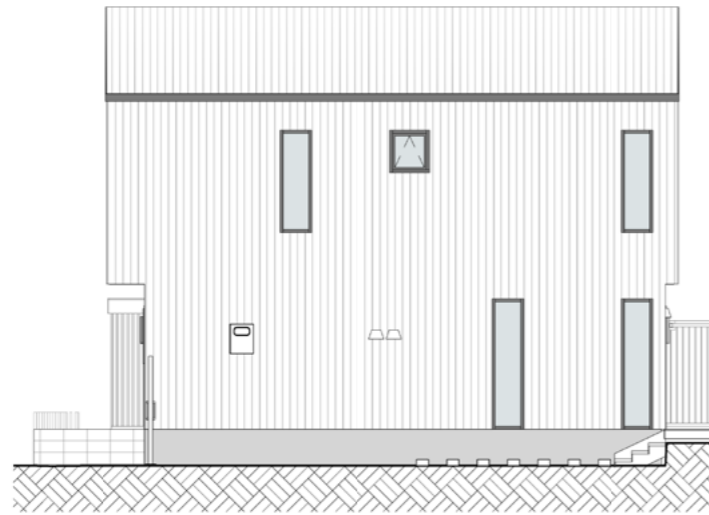
Townhouse 9

Townhouse 10



Upper Level

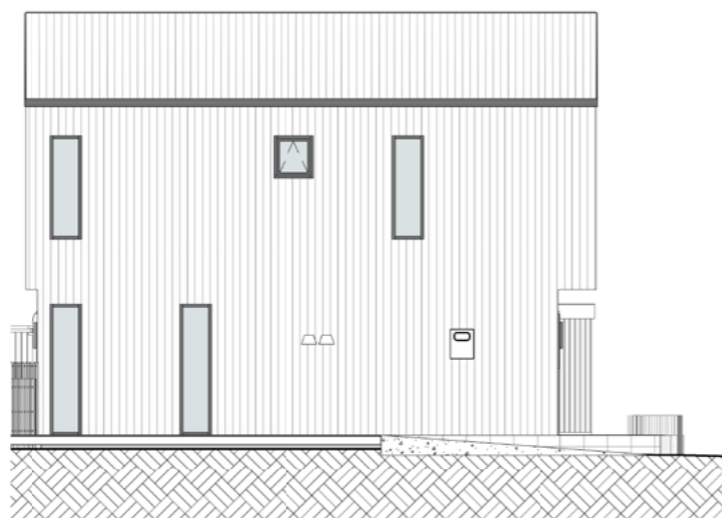
Elevations - Block C



East



North



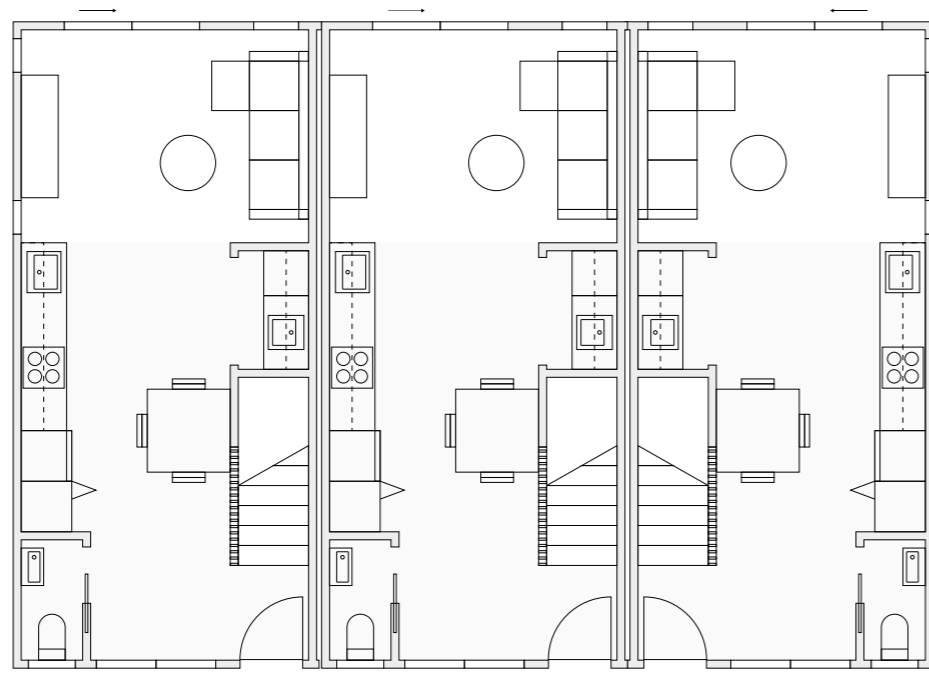
West



South

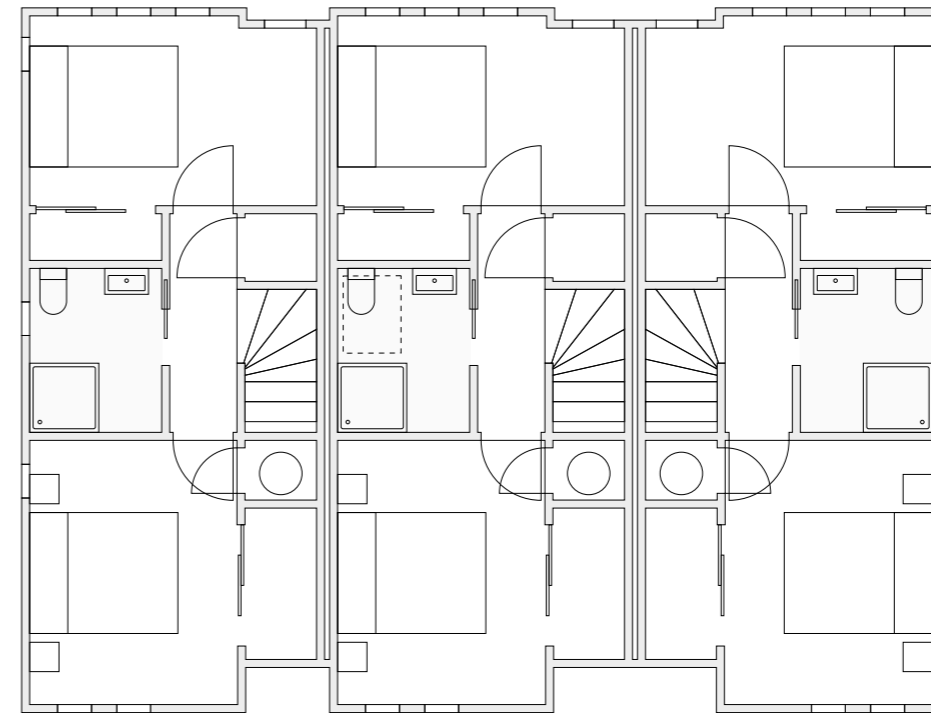
Floorplans - Block D

Townhouse 11 Townhouse 12 Townhouse 13



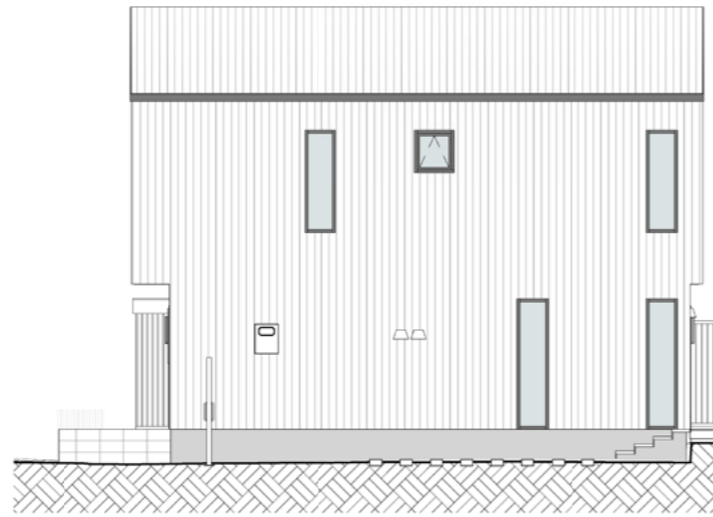
Lower Level

Townhouse 11 Townhouse 12 Townhouse 13



Upper Level

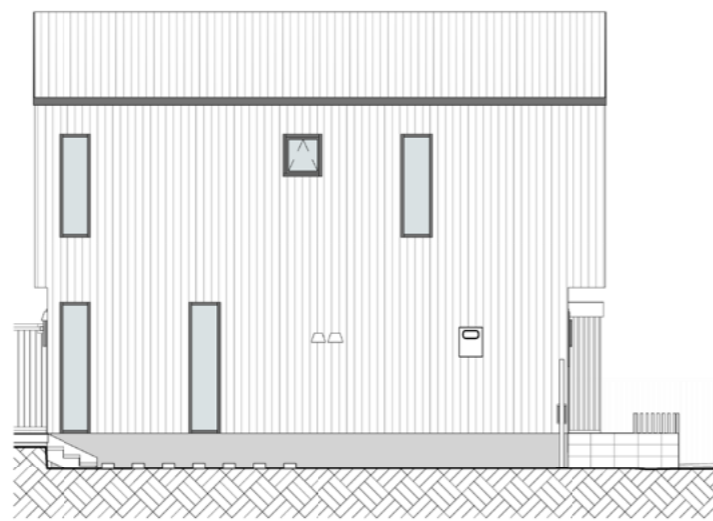
Elevations - Block D



East



North



West



South

Floorplans - Block E

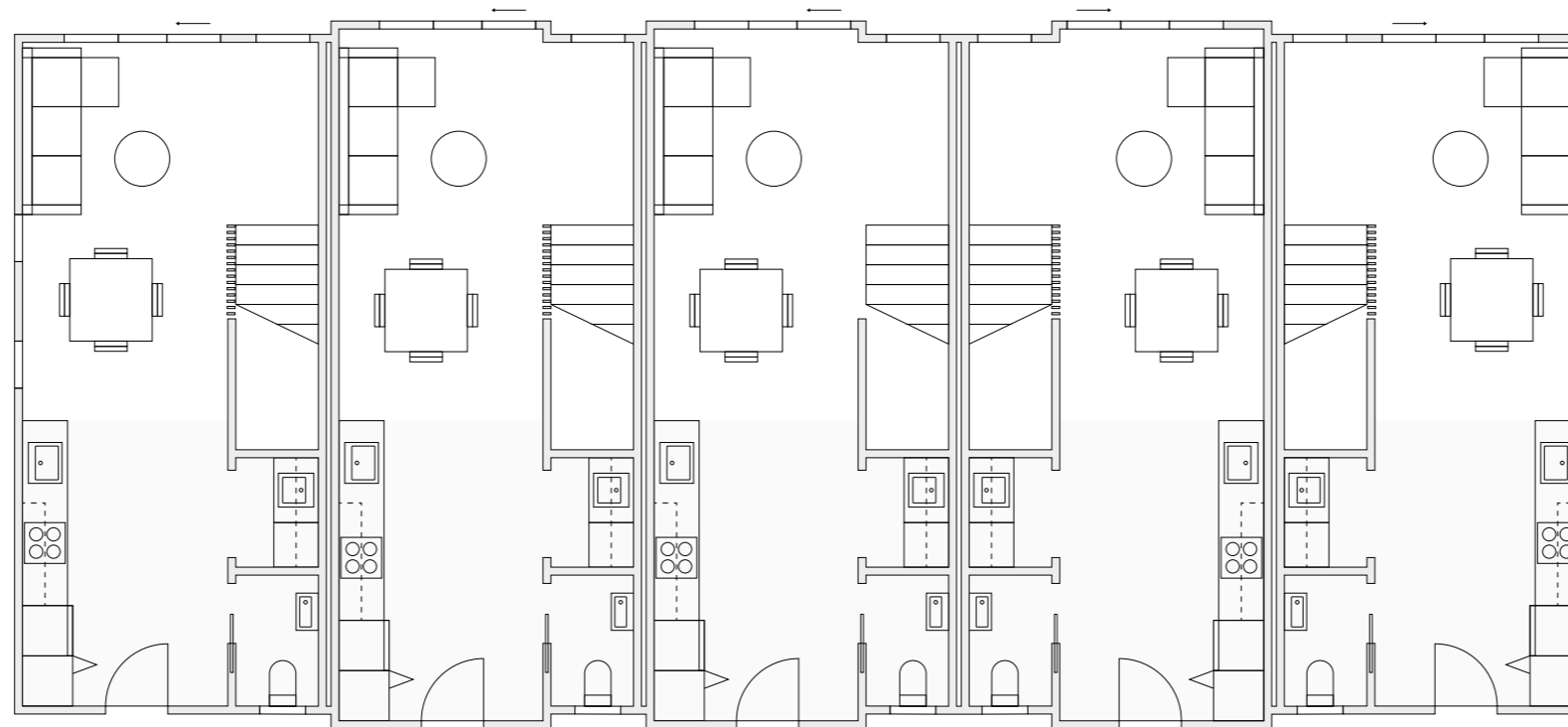
Townhouse 18

Townhouse 17

Townhouse 16

Townhouse 15

Townhouse 14



Lower Level

Floorplans - Block E

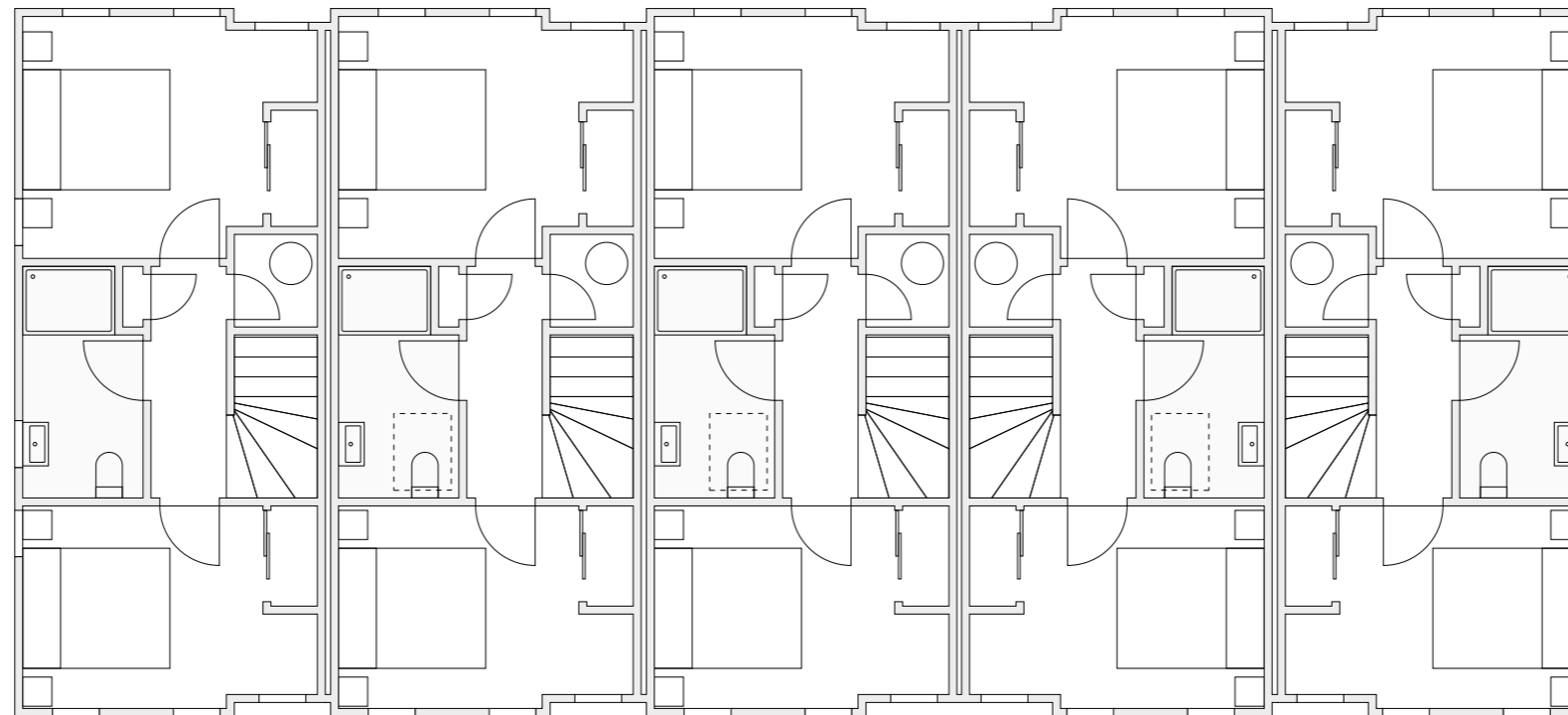
Townhouse 18

Townhouse 17

Townhouse 16

Townhouse 15

Townhouse 14



Upper Level

Elevations - Block E



East



North



West



South

Specifications*

Kitchen

Bench Top • Engineered Stone

Sink • Stainless Steel Sink

Sink Mixer • Levivi Range

Base Unit • Base Units High Standard Melteca

Hardware • Quality Drawer & Hinge Hardware (Soft Close)

Oven • Panasonic Under Bench Oven HL-FN645SJPQ

Hob • Panasonic Ceramic Cooktop KY-R645RLJPQ

Dishwasher • Panasonic Dishwasher NP-6R2MUQNZ

Waste Disposal Unit • Insinkerator 0.55hp Waste Disposer 1D56

Rangehood • Ariston Undermount Rangehood ARU52AX-L

Splashback • Glass Splashback

Fitted Waste Bin • Fitted Waste Bin

Bathrooms

Shower • Acrylic shower liner, Glass Partition & Door

Shower Mixer • LeVivi Range

Slide Shower Head • LeVivi Range

Mirror • Polished Edge Mirror to suit vanity size

Toilet Suites • LeVivi Range

Tapware • Levivi Range

Bathroom Venting • Bathroom Mechanically Vented

Towel Rail • Wall Mounted Heated Towel Rail

Toilet Roll Holder

Vanity • LeVivi York 750mm Wall-Hung Vanity LEVYO75SDWVWH

LeVivi Surrey 600mm Wall-Hung Vanity LEVSUR600WHWH

LeVivi Leeds 570mm Wall-Hung Vanity LEVLEE40WHDW

Windows & Doors

Windows & External Doors • All Windows & Exterior Doors Double Glazed Aluminium

Front Door • Aluminium Frame & Door

Internal Doors • Paint Quality Hollow Core Doors

Skirting & Architrave • Trim in Paint Quality Pine to Wet Areas, MDF Trim to Other Areas

Door Hardware • Schlage Medio Alba Satin Chrome

Bedroom Blinds • Block out roller blinds

Laundry

Modern Integrated Laundry Package • Joinery, Benchtop and Tapware to suit front-loading washer or washer/dryer.

Water

Water Heater • Rheem 180lt Electric Water Cylinder 31218015

*Some products may become unavailable or discontinued during the course of construction. In situations where a product is no longer suitable we will substitute for a product of the same or greater value.

Heating

Heat Pump In Living Area • 5-6kw Heatpump

Wall Insulation • Premier Insulation R2.6 Wall Insulation 90mm

Ceiling Insulation • Premier Insulation R4.0 Ceiling Insulation 195mm

Party Walls Sound & Fire Insulation • INTEGRA Lightweight Concrete

Inter-tenancy System with Double Sided R2.6 Wall Insulation 90mm

Plasterboard Linings & Trim

Gib • Plastered to Level 4 Paint Finish

Scotia • Square Stop

Trim • Level 4 Paint Finish

Flooring

Lower Level: Kitchen, Guest WC • Woodgrain Vinyl Plank

Living, Bedrooms, Hallway, Stairs, Wardrobes & Cupboards • Miro

Carpet 50oz Cutpile

Underlay • Sleepyhead 10mm/90kg

Upper Level Bathrooms & Ensuites • Woodgrain Vinyl Plank

Cladding & Roofing

Cladding • Resene Rockcote INTEGRA Lightweight Concrete

Facade System

Cladding • Metalcraft Kahu Profile

Cladding • Timber Shiplap Cladding and/or Axon

Roofing • Metalcraft Kahu Profile

Spouting & Downpipes • Colour Steel Continuous Spouting & Downpipes

Note: All cladding is indicative and subject to change.

Landscaping

Landscaping • Timber Decking or Concrete Paving, Fencing & Planting to Landscape Design Plan

Other Items

Electrical • Standard LED Recessed Lighting

Electrical • Standard Double Plugs

Electrical • Telecom, Data & TV Points in Lounge & Master Bedroom

Letterbox • Letter Box to Council Approved Location

Storage • All Wardrobes with Full Width Shelf & Hanger Rail Clothes

Line • Fence Mounted Clothes Lines in Outdoor Space Hose tap •

Rear Courtyard

Front Door Lock • Smart Lock (Where permitted by fire regulations)

Interior Scheme Options

Choice of two interior schemes:

1. Warm



Flooring:
Max Floor Legna Birch*

Carpet:
Miro Fog Grey

Kitchen Joinery:
Melteca Seal Grey

Kitchen Joinery:
Melteca Planked
Urban Oak

Benchtop:
Quantum Quartz
Luna White Stone

Interior Walls:
Dulux Half Haast

2. Light



Flooring:
Max Floor Legna Maple*

Carpet:
Miro Snowfield

Kitchen Joinery:
Melteca Malibu

Kitchen Joinery:
Melteca Planked
Classic Oak

Benchtop:
Quantum Quartz
Luna White Stone

Interior Walls:
Dulux Half Haast

Upgrade Options

Optional upgrades available:

Bosch Washer/Dryer +\$2150

- Model: Bosch – Serie | 6 Washer/Dryer WVG28420AU

Induction Hob +\$850

- Model: Panasonic – KY-R644CLEPG

Fridge +\$1200

- Model: LG – GB-335PL
- 335L capacity

Tiled Splashback in Kitchen & Laundry +\$1200

- White Subway Tile

LED Strip Lighting +\$650

- Under overhead cabinets in kitchen and laundry.

Kitchen Pendant +\$400

- Black Rectangle Pendant
Only available for kitchens with islands.

TV Wall Mount Internal Cabling +\$700

- Ethernet, HDMI & power installed for wall mounting TV

Smart Home Package +\$2700

- Wifi mesh setup
Internet from day one
- Echo Show & Echo Dot
- Smart thermostat
- Smart lighting in master bedroom

Cheers.

Get in touch

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