

# 33 Sladden Street

## Lower Hutt



Indicative Perspective  
Block A

## 33 Sladden Street Lower Hutt

### At a Glance:

A total of 19 townhouses in four blocks:  
19 x Two bedroom townhouses

- Open plan design with outdoor entertainment space
- High quality finishes and appliances
- 20m to closest bus stop
- Two minute walk to local shopping centre & cafes
- Easy access to local parks and playgrounds
- Local primary & intermediate schools within walking distance
- 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 Unit 19



Indicative Perspective  
Reverse Block C





Indicative Perspective  
Kitchen Unit 15







Indicative Perspective  
Carpark

Indicative Perspective  
Bedroom





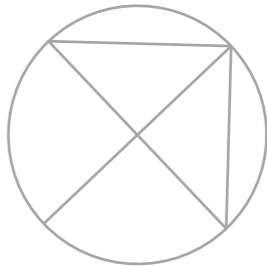


Indicative Perspective  
Block B

Indicative Perspective  
Block A - Night



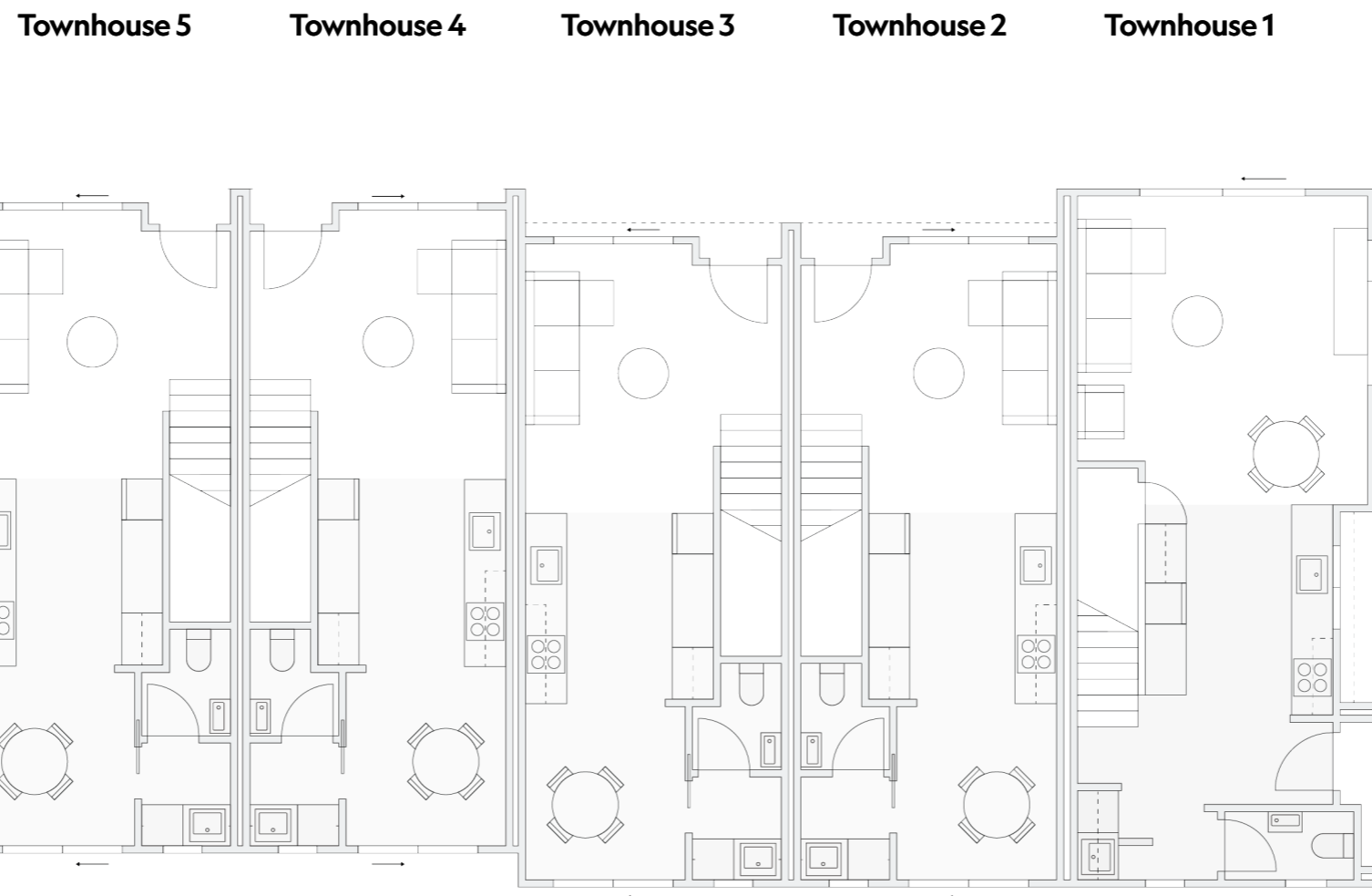
# 33 Sladden Street



Sladden Street



# Floorplans - Block A

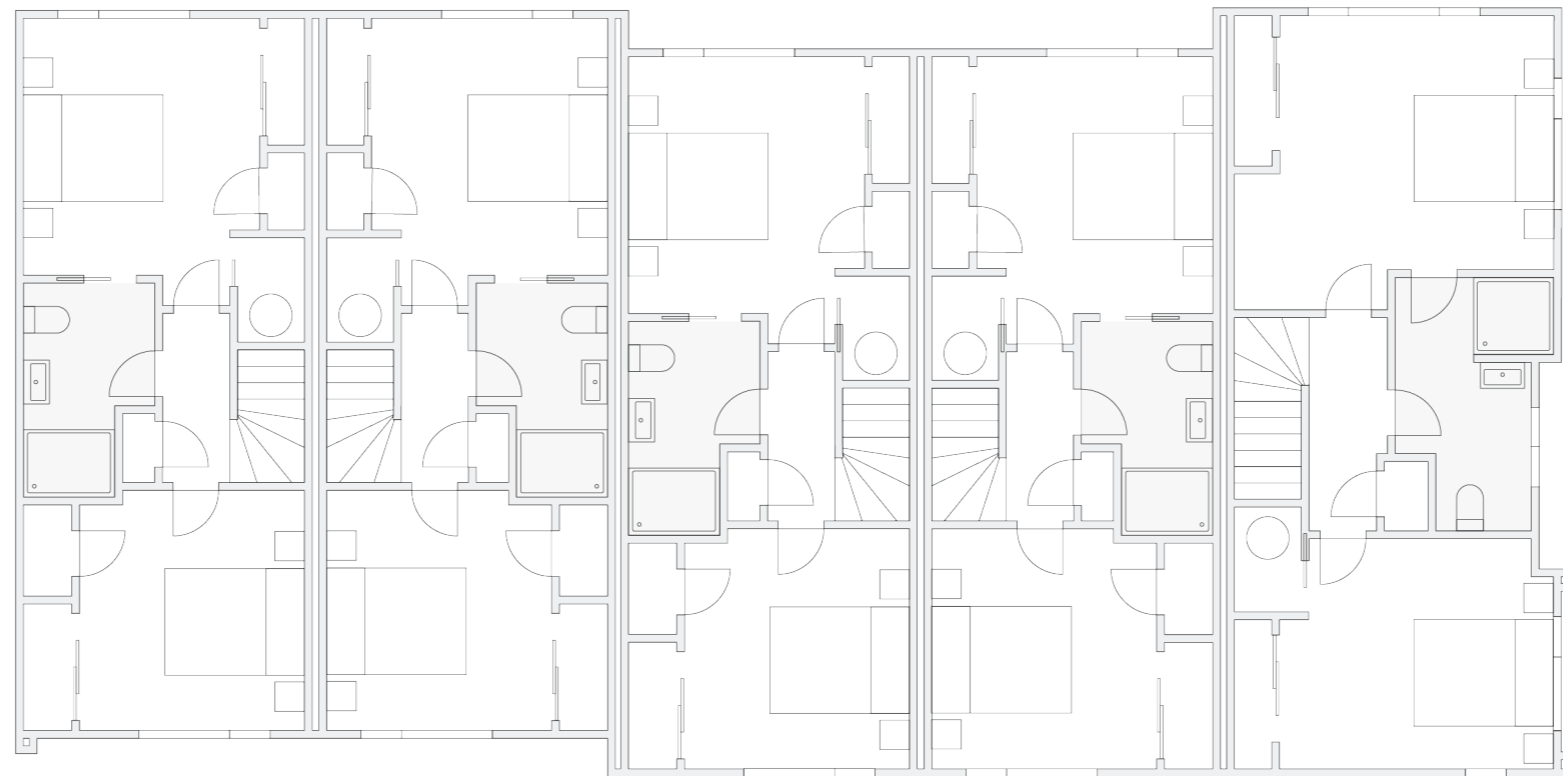


Lower Level



# Floorplans - Block A

Townhouse 5      Townhouse 4      Townhouse 3      Townhouse 2      Townhouse 1



Upper Level

# Elevations - Block A



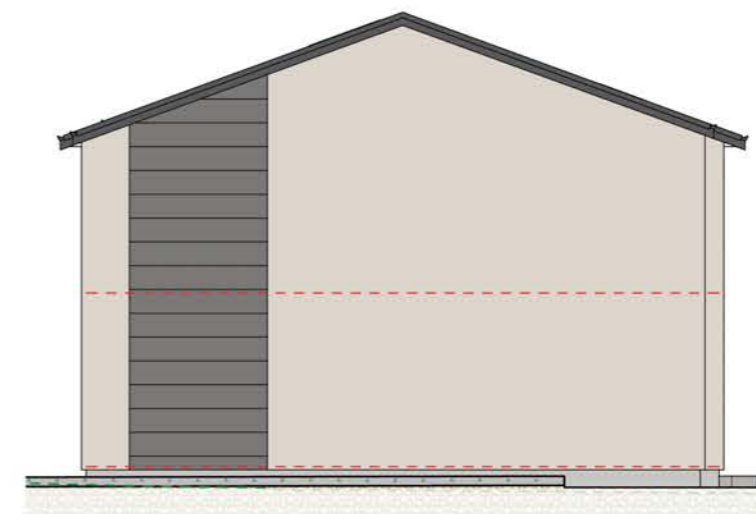
North



East



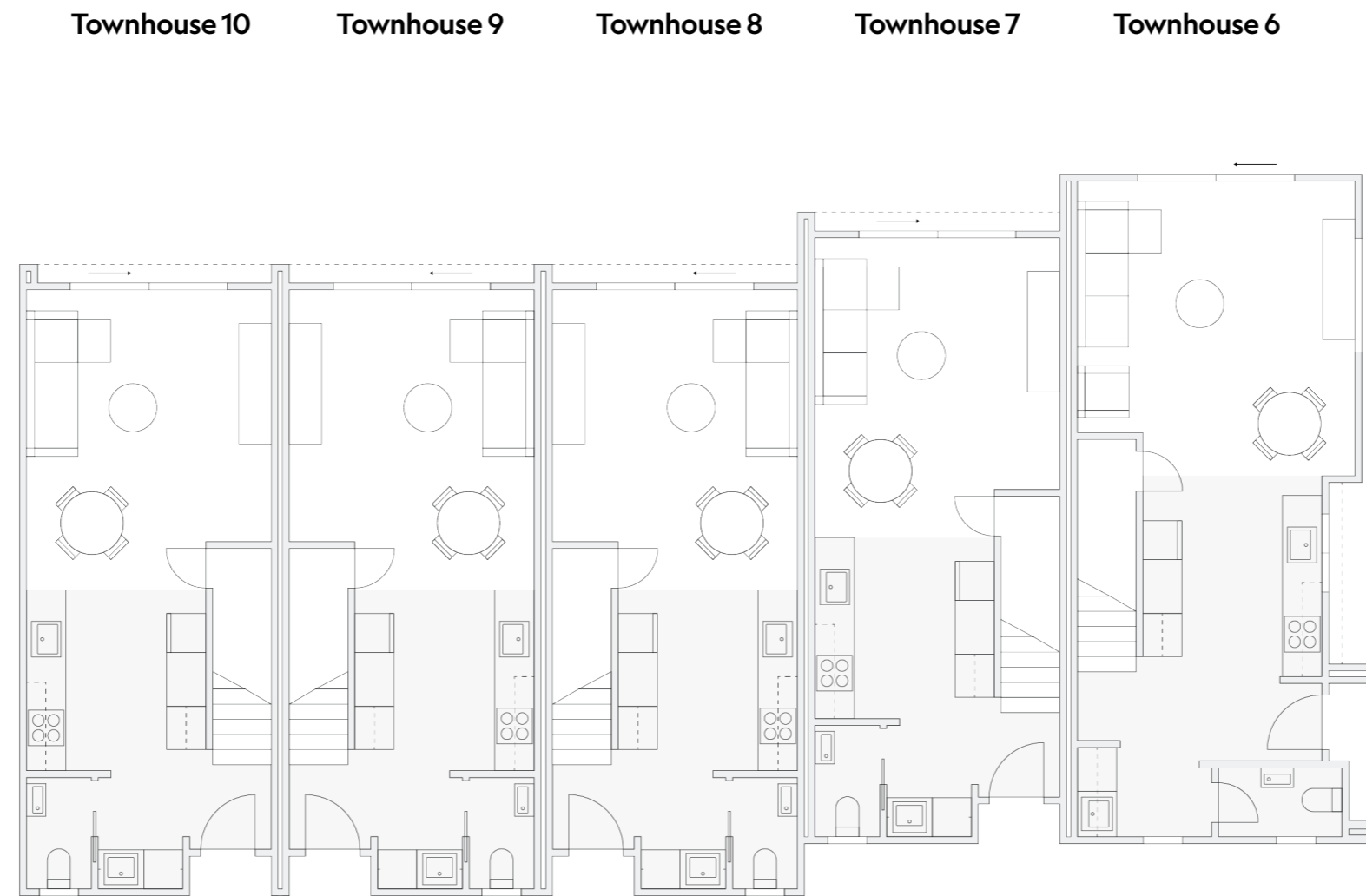
South



West



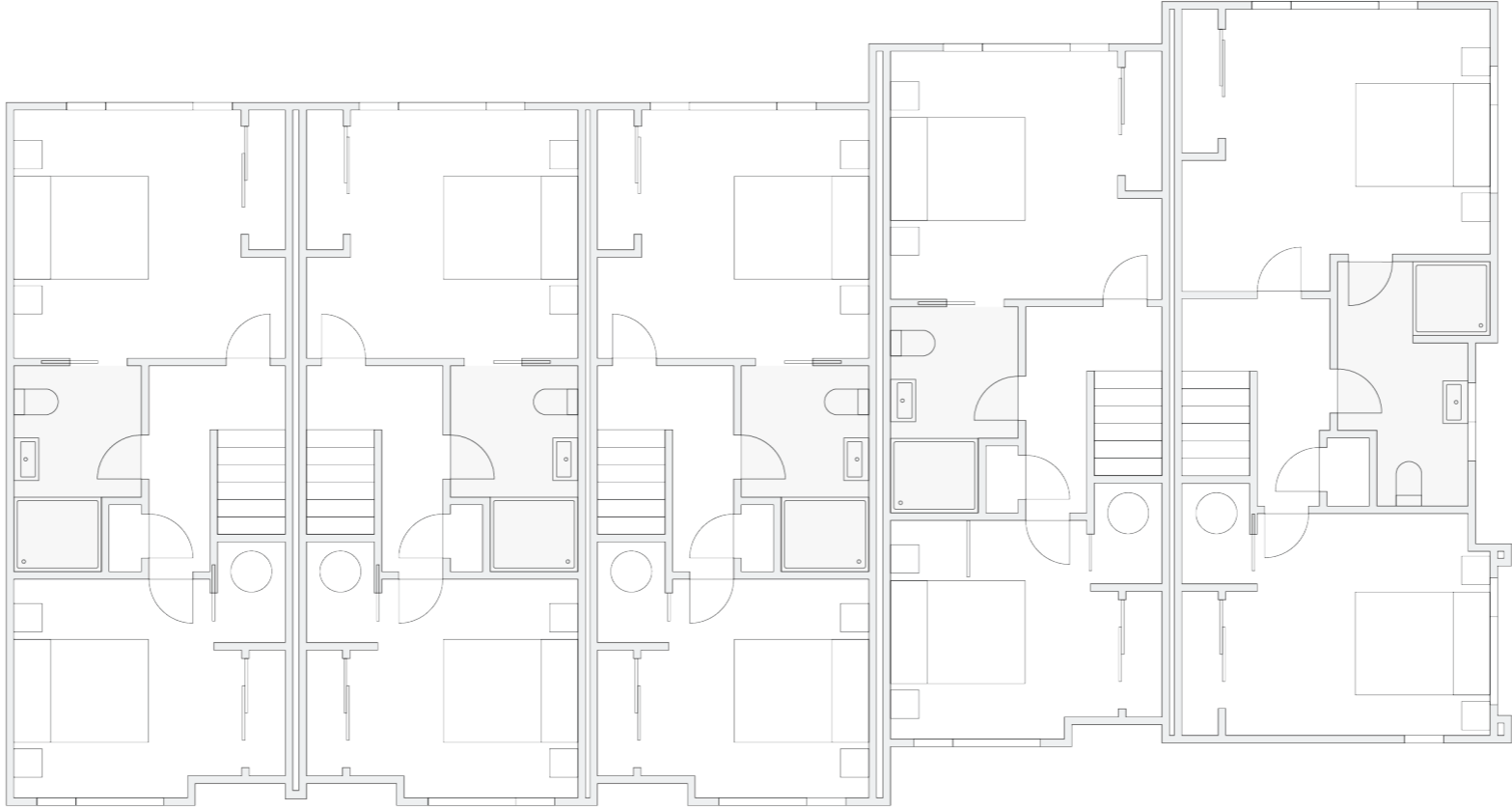
# Floorplans - Block B



**Lower Level**

# Floorplans - Block B

Townhouse 10      Townhouse 9      Townhouse 8      Townhouse 7      Townhouse 6



Upper Level



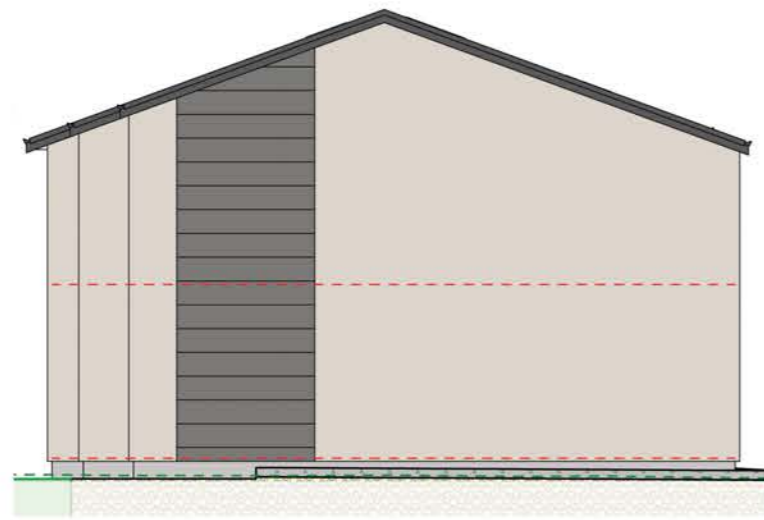
# Elevations - Block B



East



North



West



South

# Floorplans - Block C

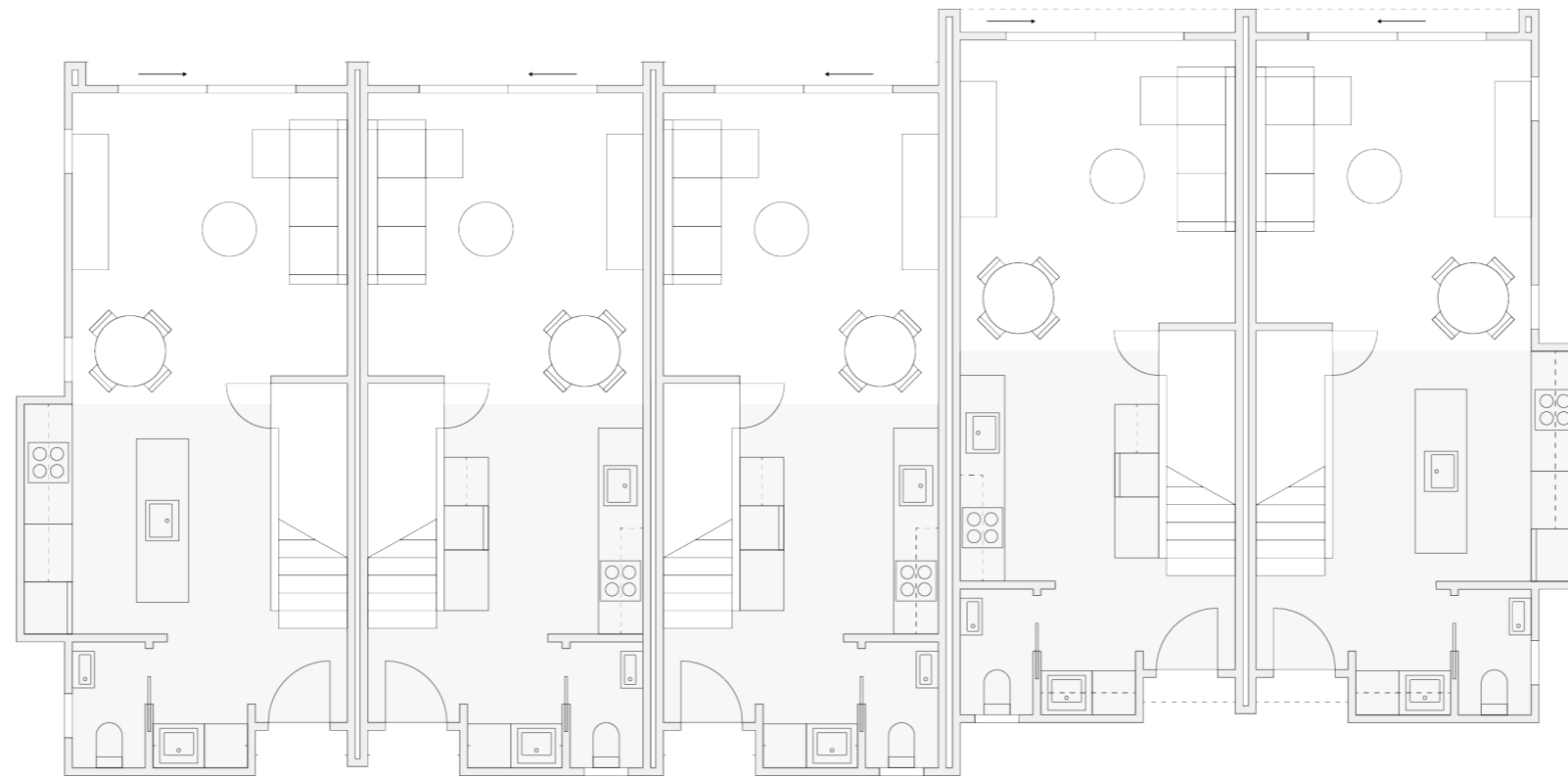
Townhouse 11

Townhouse 12

Townhouse 13

Townhouse 14

Townhouse 15



Lower Level



# Floorplans - Block C

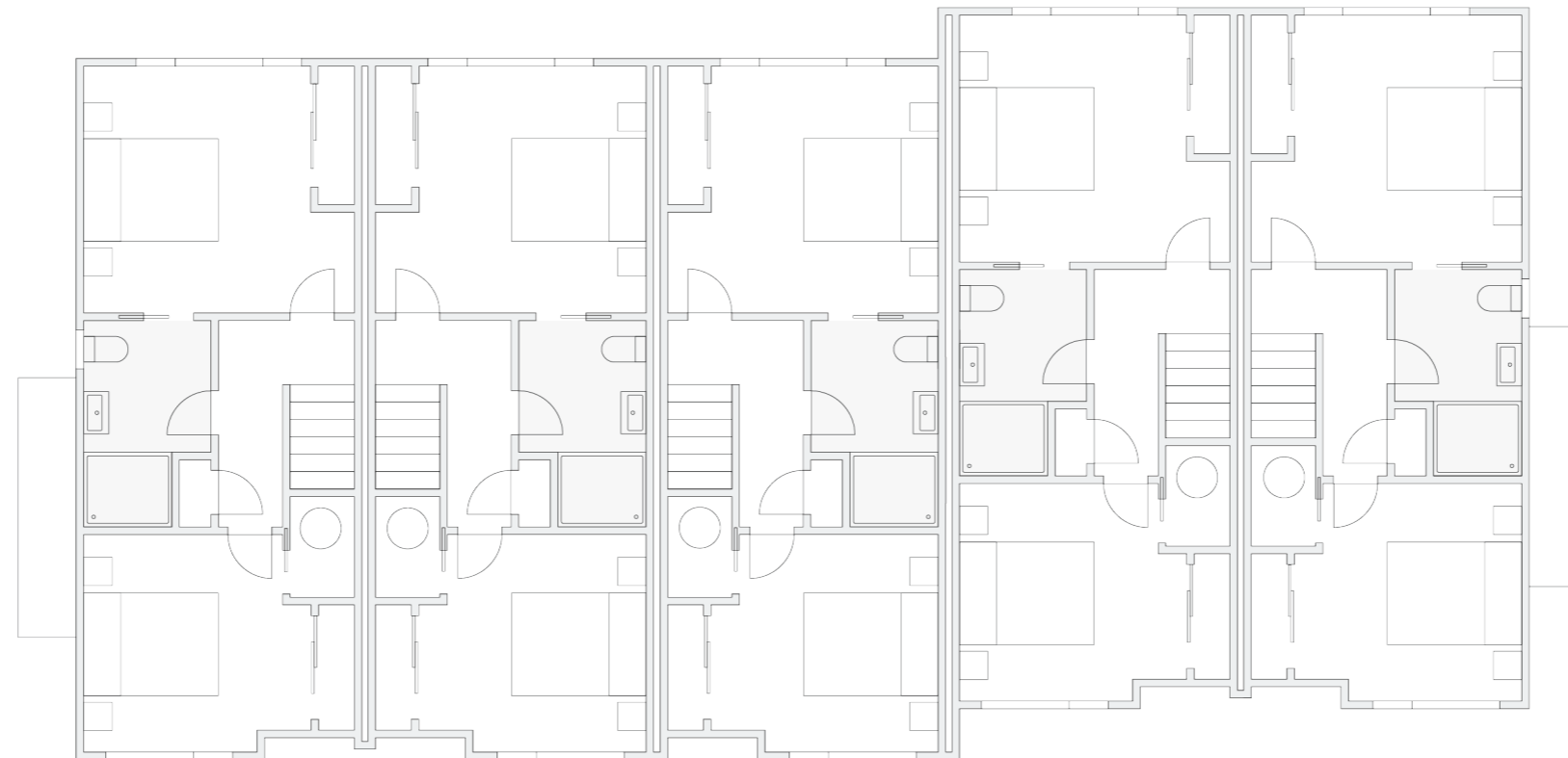
Townhouse 11

Townhouse 12

Townhouse 13

Townhouse 14

Townhouse 15



Upper Level

# Elevations - Block C



West



North



East



South

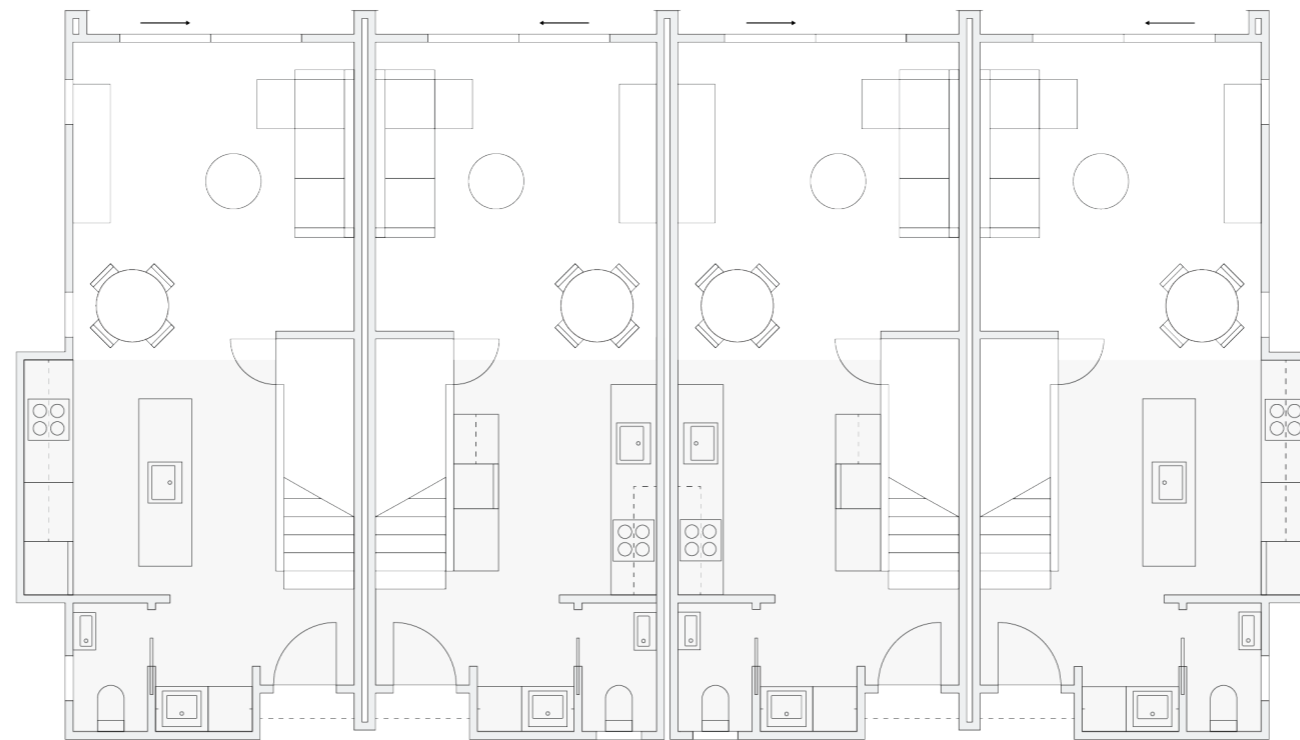
# Floorplans - Block D

Townhouse 16

Townhouse 17

Townhouse 18

Townhouse 19



Lower Level



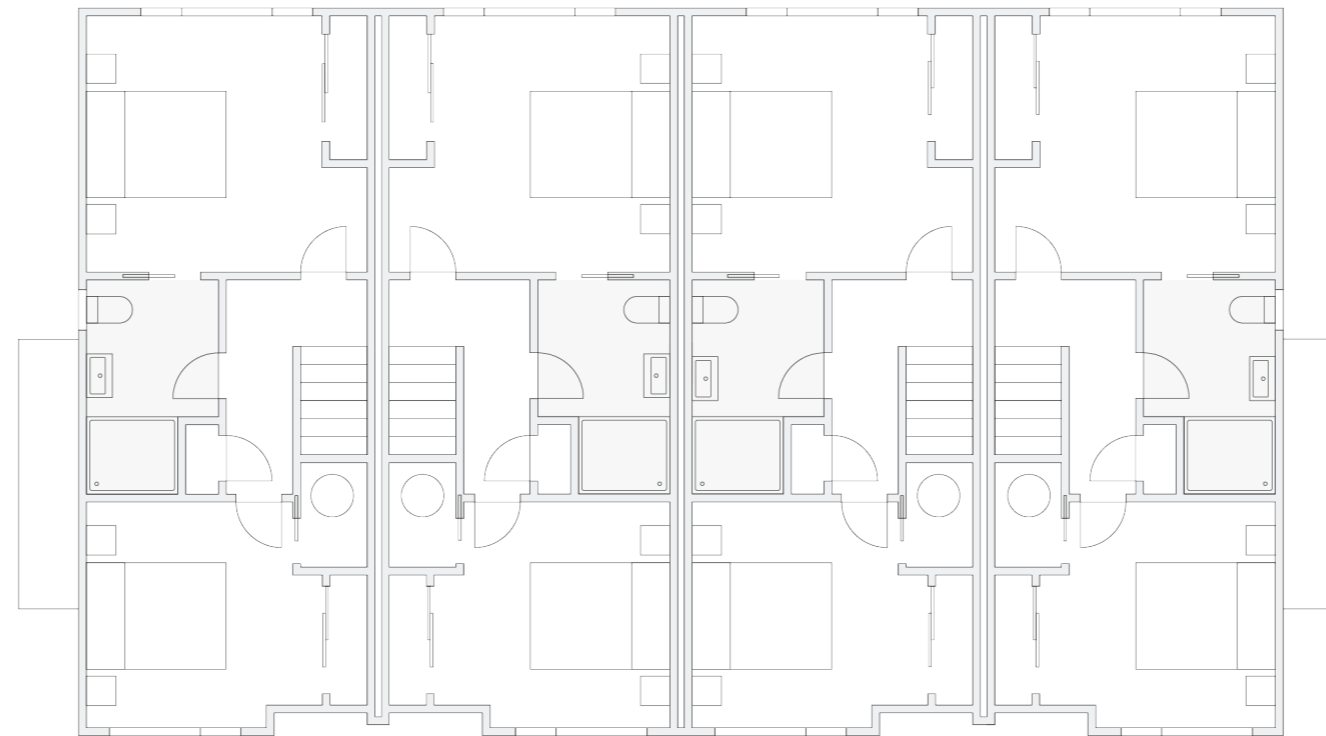
# Floorplans - Block D

Townhouse 16

Townhouse 17

Townhouse 18

Townhouse 19



Upper Level

# Elevations - Block D



North



East



South



West

# 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 • Cedar

Roofing • Five Rib Longrun Roofing System

Spouting & Downpipes • Colour Steel Continuous Spouting & Downpipes

## 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



# 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 Classic Oak

Benchtop:  
Quantum Quartz  
Luna White Stone

Interior Walls:  
Dulux Half Haast

### 3. Soft



Flooring:  
Max Floor Legna Maple\*

Carpet:  
Miro Fog Grey

Kitchen Joinery:  
Melteca Seal Grey

Over bench  
Kitchen Joinery:  
Melteca Seal Grey

Benchtop:  
Quantum Quartz  
Tornado Stone

Interior Walls:  
Dulux Half Haast

\* Or Similar

# 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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