

# 7 Birch Street Lower Hutt

[birchstreet.co.nz](http://birchstreet.co.nz)



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## 7 Birch Street Lower Hutt

### At a Glance:

A total of 8 townhouses across two blocks.

**8 × 1-bedroom dual-keys apartments**  
**2 × 2-bedroom townhouses**  
**2 × 3-bedroom townhouses**

- Open plan design with outdoor entertainment space
- High quality finishes and appliances
- Walking distance from main bus and train routes
- Walking distance from local shops and cafes
- Easy access to local parks and playgrounds
- Clean, modern claddings and colour scheme
- Integrated laundry package
- Easy-care living
- Guest WC for all townhouses
- Above code specification for insulation
- Fireproof (60min burn time) and soundproofing offers exceptional isolation between townhouses
- 12 month replacement guarantee on landscape planting

Block A



Block B  
Backyard



Block A  
Backyard



Block A  
Kitchen



Block A  
Bathroom

Block B  
Kitchen



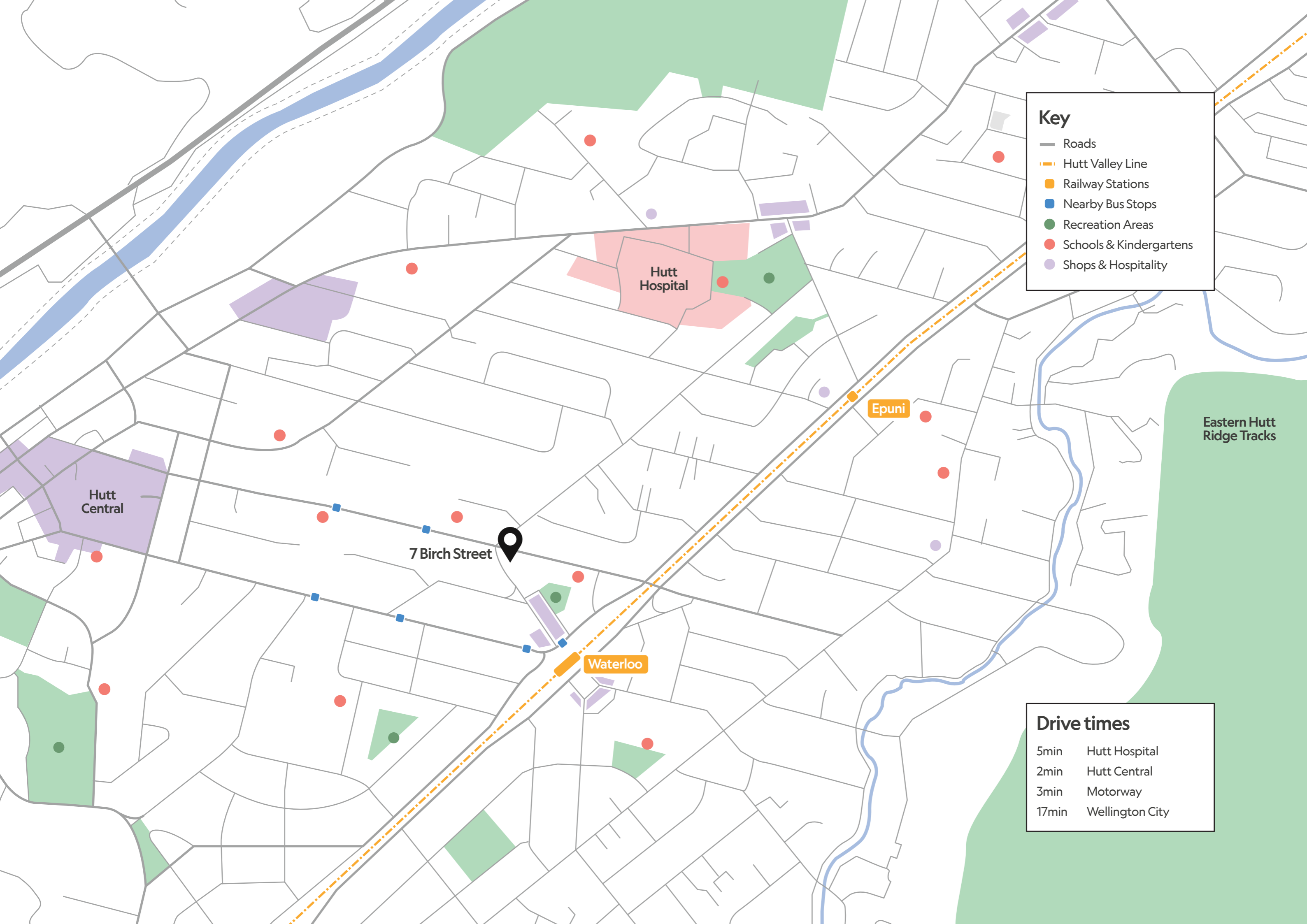
Block A  
Living Area

## Inside

Every townhouse we build has been thoughtfully designed to maximise natural light, privacy and use of space.

As you step inside it's what you won't see that makes the biggest difference, like the cozy feeling you get from the above-code insulation, double glazed windows, and the sound separation created by the intertenancy wall system.

All the materials, fittings and appliances are from reputable suppliers to give you peace of mind and provide a robust home that will stand the test of time.



### Key

- Roads
- - - Hutt Valley Line
- Railway Stations
- Nearby Bus Stops
- Recreation Areas
- Schools & Kindergartens
- Shops & Hospitality

### Drive times

5min	Hutt Hospital
2min	Hutt Central
3min	Motorway
17min	Wellington City

Hutt Hospital

Epuni

Waterloo

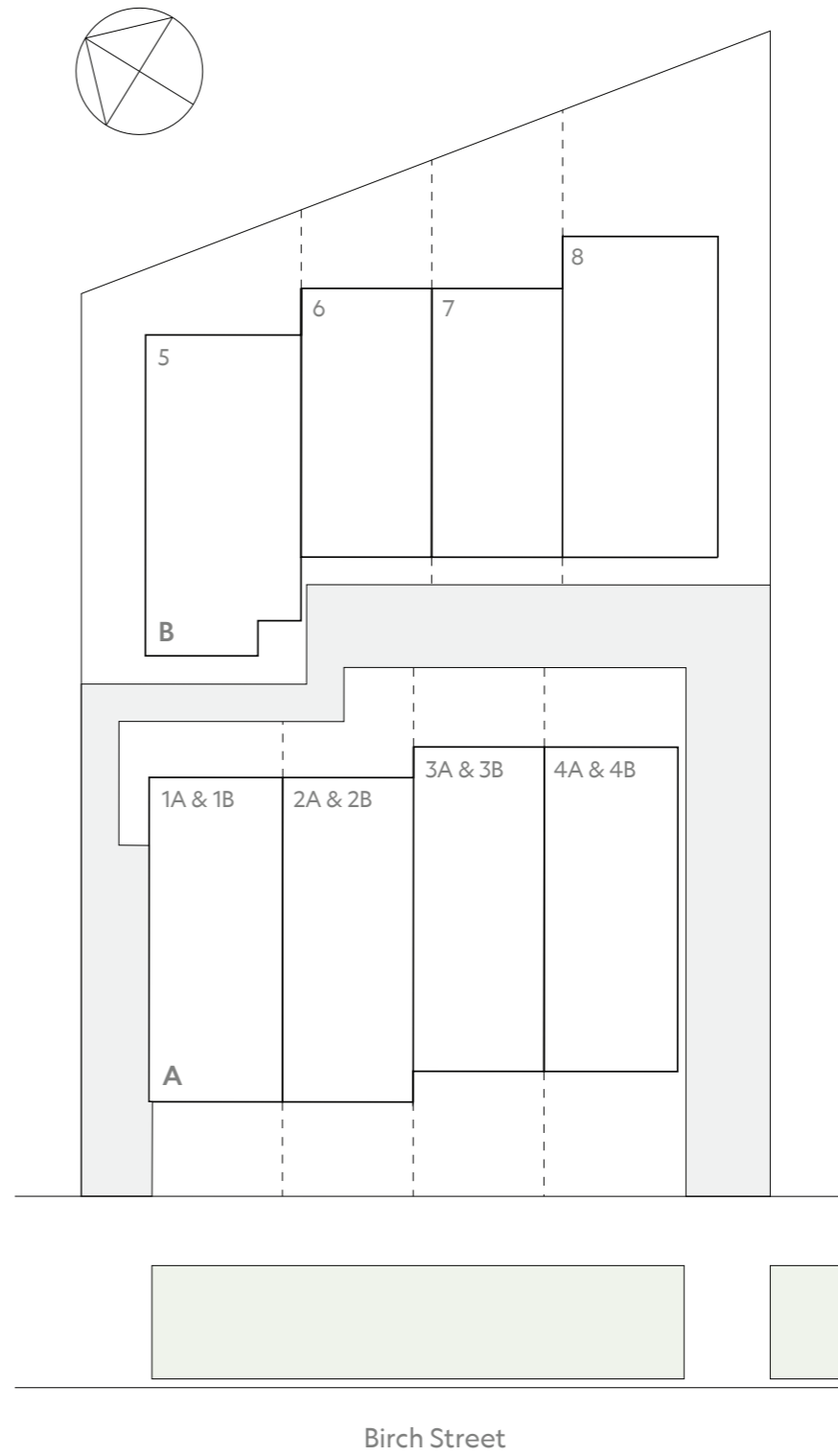
Eastern Hutt Ridge Tracks

Hutt Central

7 Birch Street

# Site Plan

TH	Beds	Baths	Guest WC	Lot (m <sup>2</sup> )	Interior (m <sup>2</sup> )
1A	1	1	No	71	
1B	1	1	No		
2A	1	1	No	68	
2B	1	1	No		
3A	1	1	No	71	
3B	1	1	No		
4A	1	1	No	77	
4B	1	1	No		
5	3	1	Yes	99	
6	2	1	Yes	54	
7	2	1	Yes	61	
8	3	1	Yes	111	

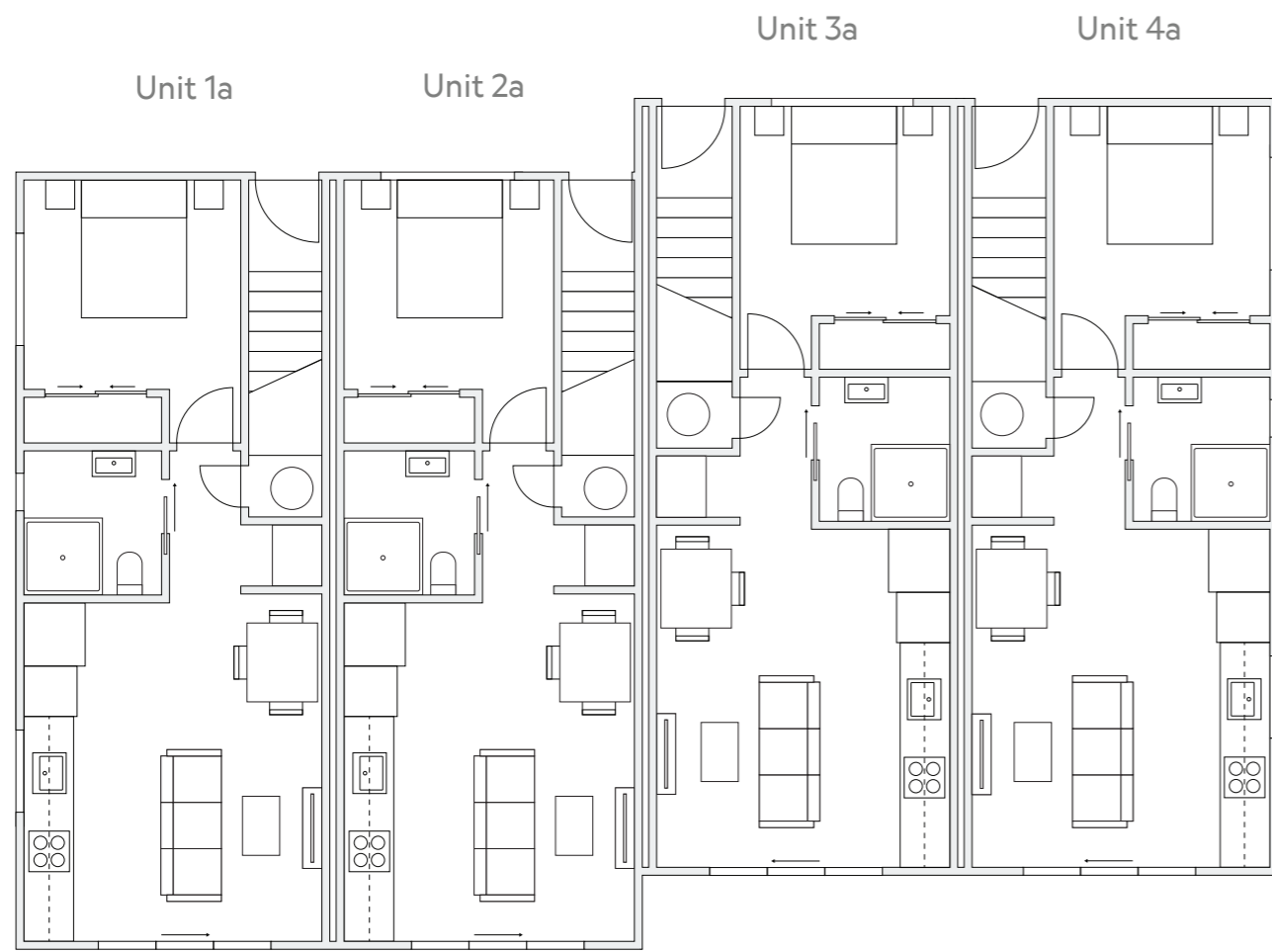


# Indicative Aerial View

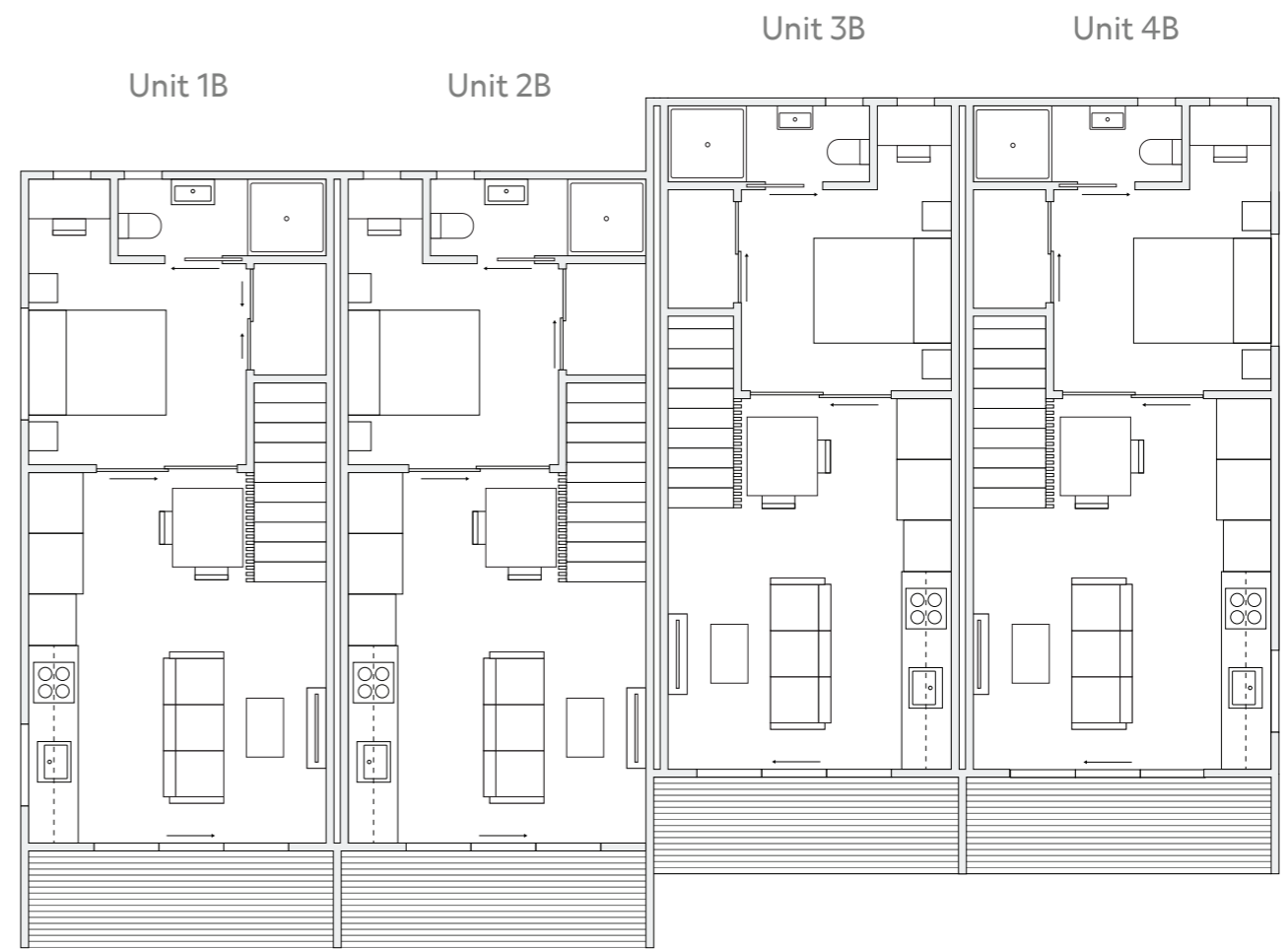




# Floorplans – Block A



Lower Level

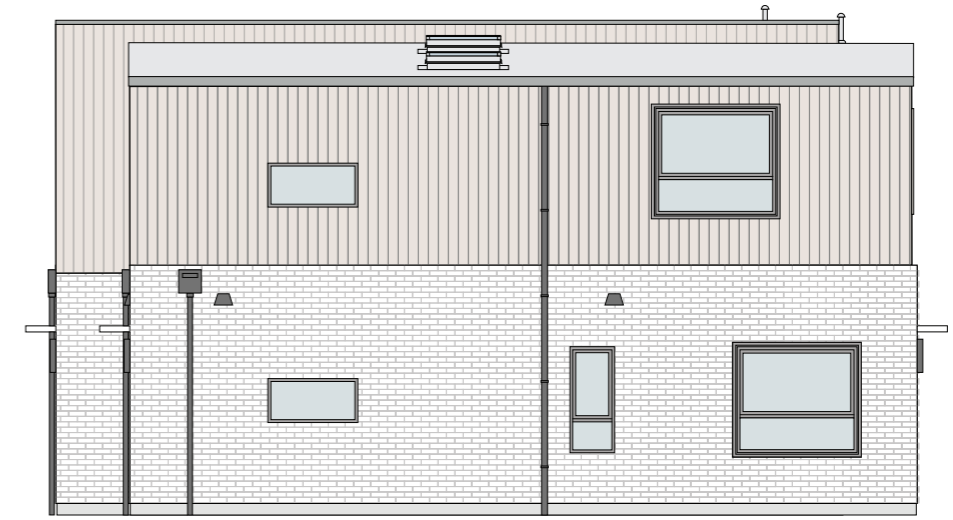


Upper Level

# Elevations – Block A



North



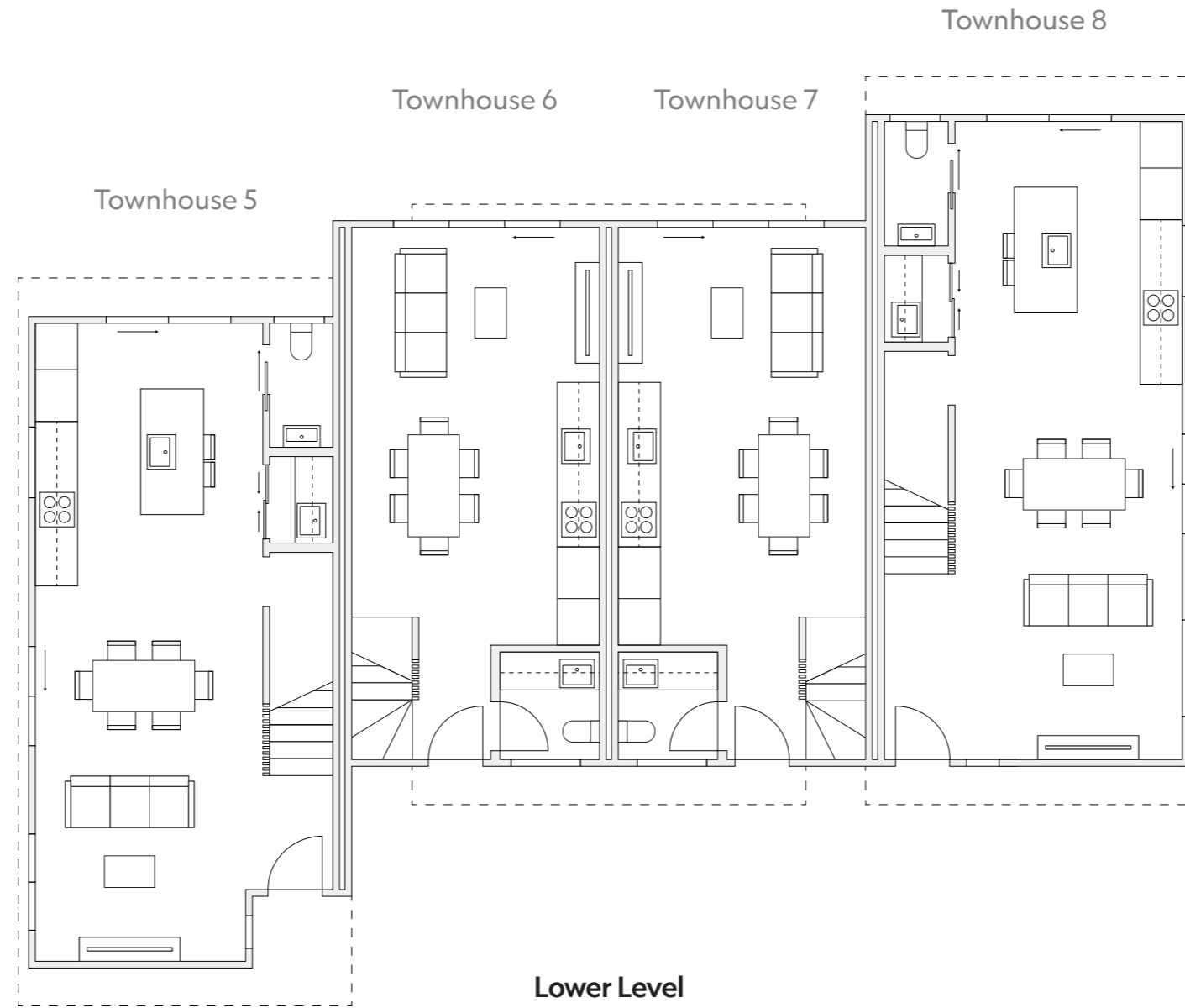
West



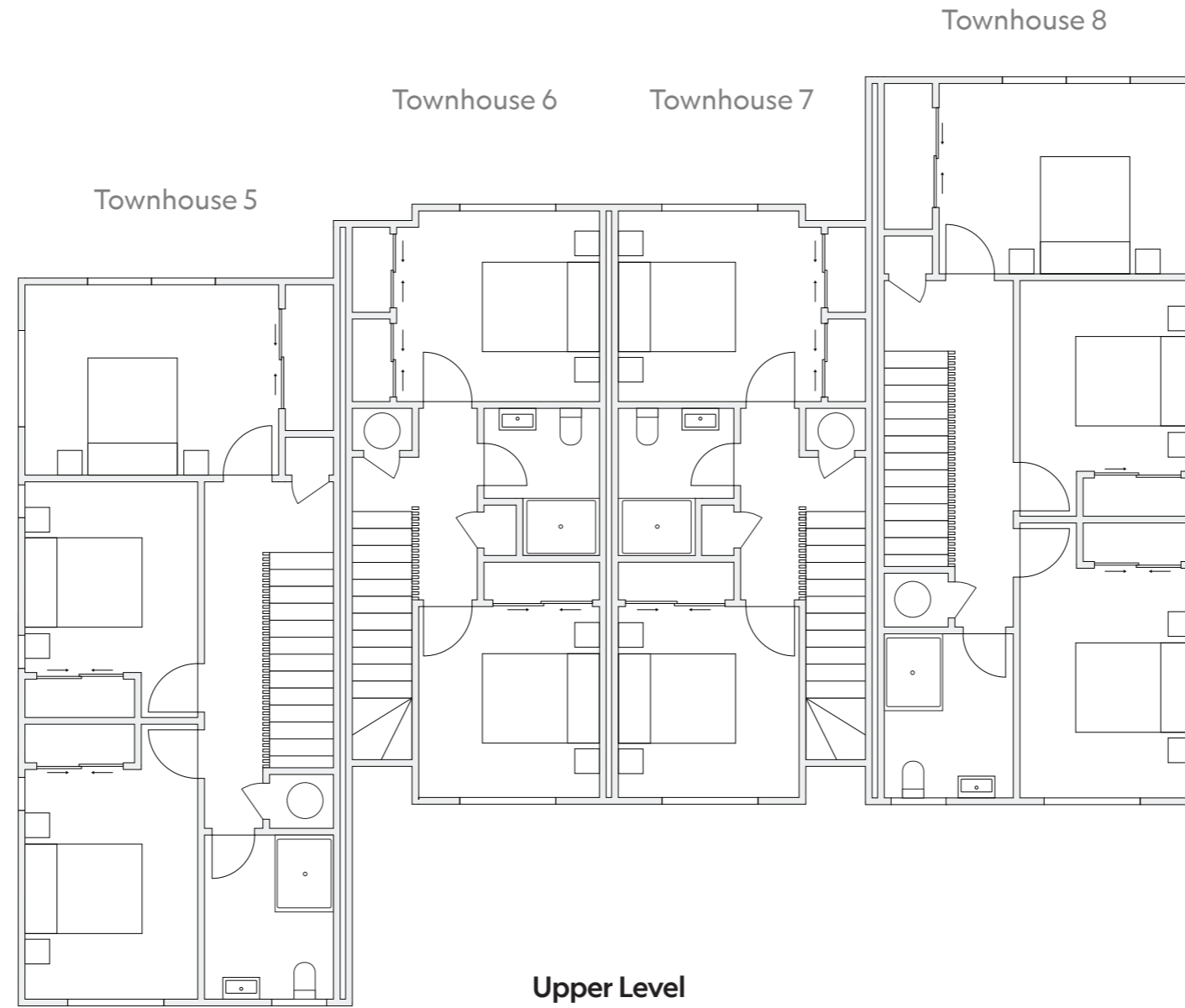
South



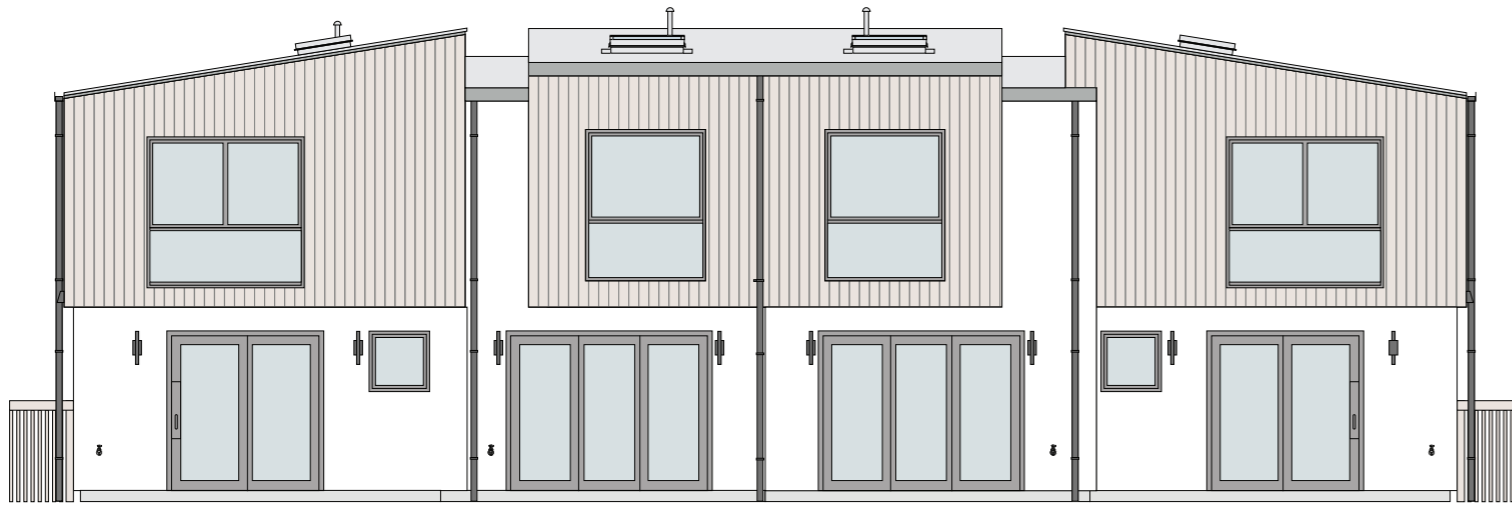
# Floorplans – Block B



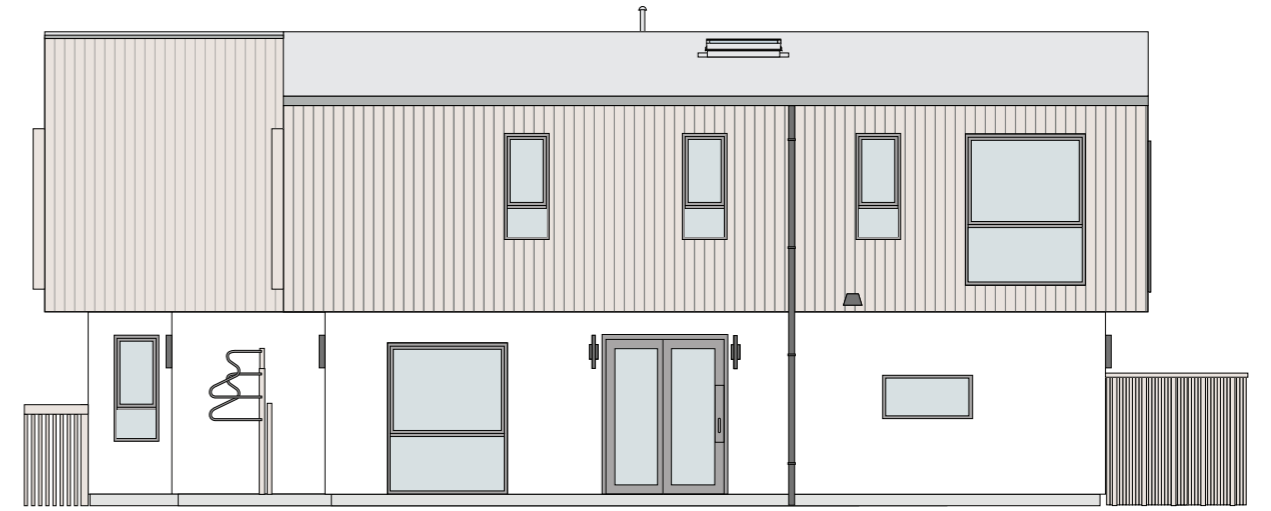
# Floorplans – Block B



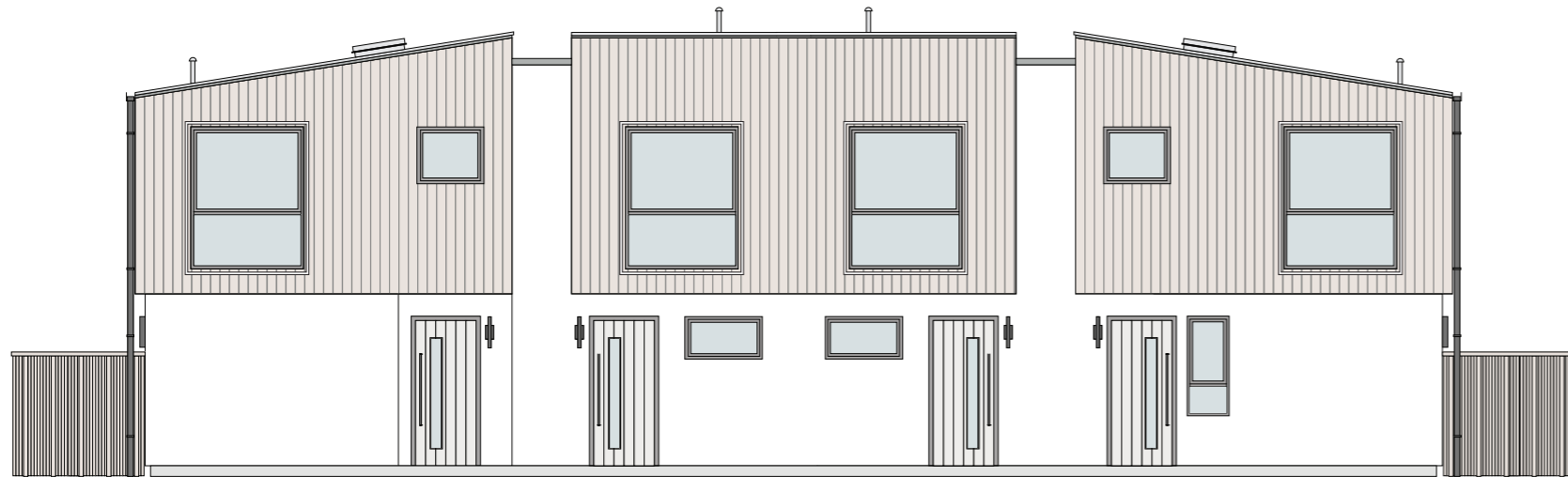
# Elevations – Block B



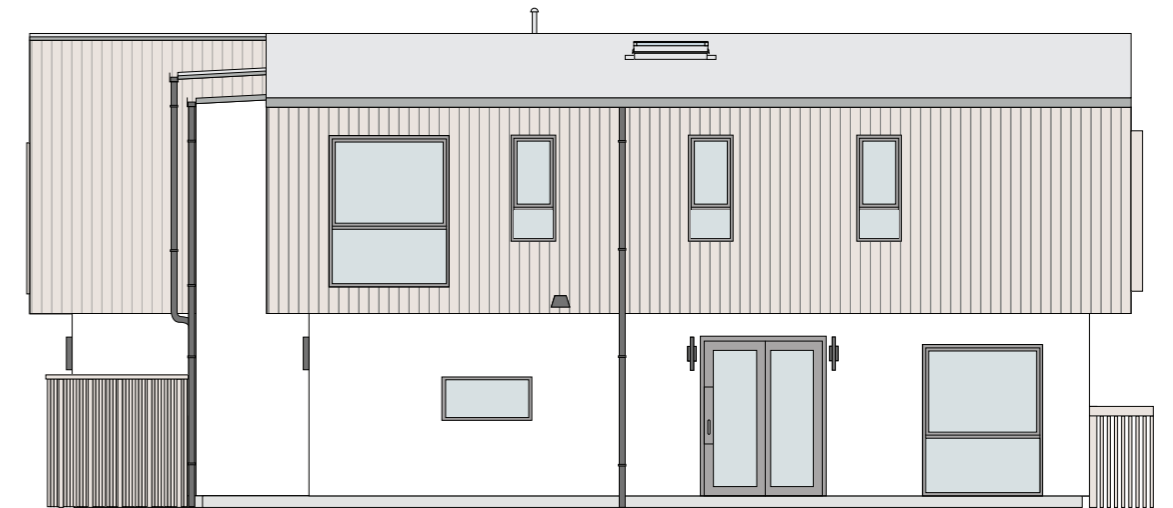
North



East



South



West



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