



\$599,000

TURNKEY HOUSE AND LAND PACKAGE

LINWOOD

UNIT 1 631 WORCESTER STREET



3



1



1



1 OFF STREET
PARKING

LAND SIZE

152.5m² (TBC)

FLOOR AREA

95.03m²

Completion Date MID 2025*

*Above date are estimates only. Completion dates are based on an unconditional contract and consent issue.



KEY FEATURES.

- ◆ Tenant Ready Package, includes Soft Landscaping, Concrete Driveways and Patios and a Curtain and Blind package.
- ◆ Homes specified to be “Renter Friendly”, low maintenance , functional and durable.
- ◆ Healthy Homes Compliant
- ◆ Rental Appraisals provided
- ◆ Recommendations to local Property Managers
- ◆ Receive weekly updates and photos as your Investment build progresses.



Specifications

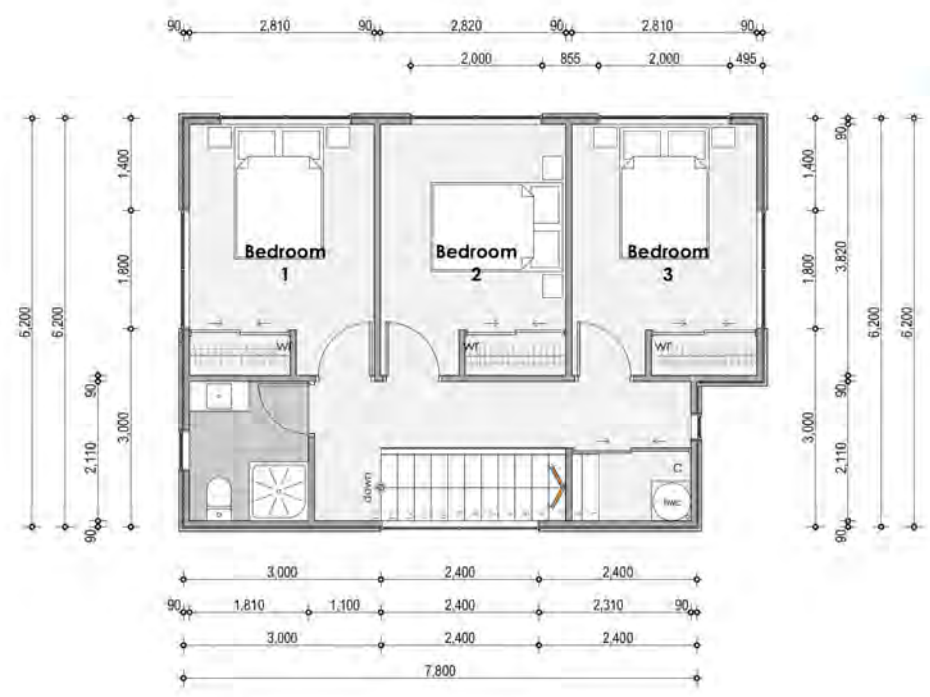


Unit 1 Lot 8 631 Worcester Street

Insurances	Builders All Risk & public Liability Insurance
Guarantees	Master Build Kiwi Cover 10 years
Plans and Consents	Drafting services and Building Consent and Code of Compliance
Foundation	TC2 Rib Raft
Frames and Truss	LVL / J Frame Timber
Standard ceiling height	2.4m
Roof profile	Diamond Zinacore Corrugate
Primary Cladding	Resene Integra Plaster System
Secondary Cladding	Linear Oblique Vertical Cladding
Windows type	Altherm Aluminium Thermal Heart - Low E & Argon Gas Double Glazing.
Entrance door type	Aluminium Standard powder Coat – Plasma 00 – Apex 4 point lock and Stainless Steel pull handle.
Garage Doors	Windsor Steel Door Range – 2.4m with 2 remotes
Insulation	R2.6 wall insulation and R6.6* ceiling insulation
GIB Board	Standard Gib 10mm to walls and 13mm to ceilings. Aqualine to bathrooms
Interior Door Type	Door height 1.98m MDF Flush Panel 35mm hollow core doors Wardrobe door height 2.2m MDF 25mm
Door handles (internal)	Windsor Futura Range - Brushed Nickel
Wardrobe and Storage Shelving Systems	White Gloss MDF Shelving Stackers and single Rail Hanging
Carpet	Feltex Washington 100% Solution dyed heavy duty Polypropylene cutpile 36oz on 11mm 130kg Foam underlay
Vinyl Plank	Robert Malcom Vinyl Plank
Paint	Dulux
Electrical	PDL 600 Series, SLED downlights, electrical plan by design
Heating	Heat Pump Fujitsu x1 7.2KW
Appliances	Fisher and Paykel
Splash Back	750H x 650W tiled White gloss subway tiles – stacked
Kitchen	Misco Joinery Designer Kitchen Joinery Bench top: 36mm square edge laminate
Laundry Tub	Robinhood tub to fit space
Tapware	Mizu Soothe or equivalent
Vanities	Newtech Brookfield or equivalent
Toilets	Caroma Alto BTW or equivalent
Showers	Englefield Valencia
Water Heating	Rheem 300L Hot Water Cylinder
Driveway and Patios	60Sqm plain Concrete Allowance for Driveways and Patios
Soft Landscaping - Grass, Gardens and planting	Provisional Sum Allowance from \$7,500
Boundary fencing	Included
Clothes Line	Standard 28 Fold down 2.4x1.2m or equivalent
Letter Box	Box design Urban Letterbox or equivalent
New Build Clean	Full house clean, including interior and exterior windows
Curtain and Blind Package	Included

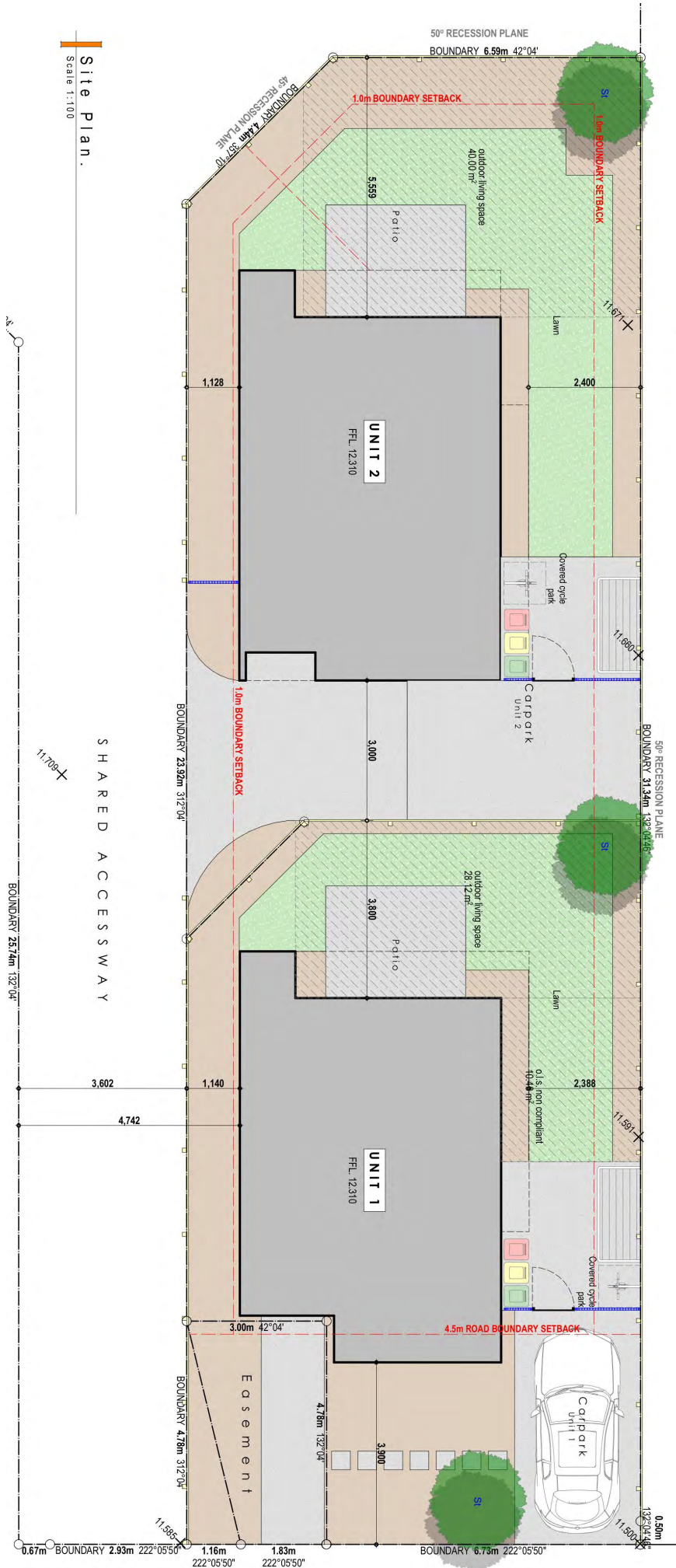
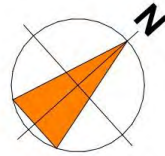


UNIT 1
Ground Floor Area
42.67 m²



UNIT 1
First Floor Area
52.36 m²

UNIT 1 631 WORCESTER STREET, CHRISTCHURCH



631 WORCESTER STREET



LINWOOD

Preschool 1 KM



Shops 800 Metres



Highschool 1.5KM



Primary School 950 Metres



Aquatic Centre 1.4 KM



CBD 3 KM

