

Showhome Te Whariki

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170 Southfield Drive, Lincoln

Build Price \$574,000*

Home 250.53m² | Site 677m²

*As per showhome specifications



Alternate Look

See Options to Reduce Price on Reverse



THIS HOME INCLUDES:

- Feature Vi-Block to entry with main claddings cedar and lightweight concrete, plaster finish
- 2.72m ceiling height to Entry, Kitchen, Dining and Living areas and a 2.57m ceiling height throughout remainder of house
- Overheight 2.2m grooved interior polycore doors
- Feature Oak Batten detailing to entry
- Black Novas door hardware plus black hinges and doorstops
- Black Methven Waipori, Elimenti and Franke tapware
- Rinnai 26L gas hot water system with two controllers
- Insinkerator Instant Hot and Filtered cold water tap to kitchen
- Designer kitchen & scullery with 12mm engineered stone benchtops and LED strip feature lighting
- BOSCH appliances incl combi steam oven, 60cm oven and 80cm induction hob
- Integrated Fisher & Paykel Fridge/Freezer
- Integrated AEG dishwasher
- KNXtra Smart Home Wiring with 3 Touch Panels
- Yale keyless entry locking system
- Quality floor coverings throughout including engineered timber, tiles and solution dyed carpet
- Premium I-robe fitout to Master Wardrobe including pull out mirror and shoe racks
- Built in I-robe shelving to all wardrobes & store
- Melamine 2.2m high wardrobes doors
- Alarm system incl hardwired smoke alarms
- Fujitsu ducted central heating with HEX heat recovery and ventilation system
- Undertile heating to ensuite and bathroom
- LED lights throughout & additional feature lights
- Fully insulated garage incl sectional Garador Aspen door
- Tiled ensuite incl tiled shower w/ overhead rainhead
- Fully tiled bathroom incl tiled shower & contemporary freestanding bath
- Michel Cesar Vanities with china tops
- Gib 75mm cove and softline corners
- Built in laundry joinery incl O/head cupboards
- Garage carpet
- Feature Melamine Wall to Master Bedroom

OPTIONS TO REDUCE PRICE:

- | | |
|---|---------------|
| • Change ducted heating with HEX system to two Mitsubishi heatpumps | - \$8,750.00 |
| • Change Mono pitch design to 2 x gable (cedar & plaster), 2.55m stud | - \$6,900.00 |
| • Standard melamine to kitchen joinery and 30mm granite bench | - \$14,950.00 |
| • Remove BOSCH combi/Steam oven | - \$2,200.00 |
| • Change 80cm induction hob to 60cm Flexizone Induction hob | - \$515.00 |
| • Change KNXtra Smart Home wiring to standard light switches | - \$4,250.00 |
| • Change black tapware to chrome and black door hardware to brushed nickel throughout | - \$1,200.00 |
| • Change black switch covers to Vynco Fusion in white gloss | - \$750.00 |
| • Replace Premium I-robe in walk in robe to standard I-Robe 5 fitout | - \$900.00 |
| • Remove Oak battens to entry walls | - \$1,500.00 |
| • Remove integrated Fridge/Freezer (supply own standalone) | - \$5,450.00 |
| • Remove overhead dumper rose from ensuite shower | - \$270.00 |
| • Remove Insinkerator Instant Hot and Filtered cold tap | - \$1,440.00 |
| • Remove Melamine feature wall to master bedroom | - \$575.00 |
| • Gib walls to bathroom in lieu of fully tiled walls | - \$2,100.00 |
| • Gib walls to ensuite in lieu of fully tiled walls | - \$1,900.00 |
| • Reduce internal door heights to 1.98m | - \$1,498.00 |
| • Remove undertile heating to ensuite and bathroom | - \$1,150.00 |

NB: Pricing assumes a lat TC1 site and excludes landscaping, wallpaper, drapes and blinds.

Current 15 April 19