

# LOT 428, 77 OMAHINA ST, RANGITAHU, RAGLAN



**\$1,122,000** | Floor area: **191m<sup>2</sup>** | Land area: **503m<sup>2</sup>**



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## PACKAGE INCLUSIONS

- Council application fees and consents (excluding resource consent)
- Engineers fees and inspections
- Plans
- 400mm excavation allowed for
- Site drainage on a town site – PC Sum allowance (excludes rural drainage)
- M Class Raft Foundation/slab on good flat ground
- Mains power and phone on a town site (excludes rural mains power and phone)
- 2.4m stud height throughout
- Radiata pine wall framing and roof trusses
- Longrun Colorsteel roofing
- Continuous coloured steel fascia and spouting
- Painted Brick & Hardies 200mm Vertical Oblique cladding – Paint Finish
- Insulation to all external walls and ceilings (excludes garage)
- Gib plaster board throughout to a level 4 paint finish
- Aqualine to wet areas
- Double glazed aluminium joinery, LowE Glass (includes garage)
- Powdercoated Flatline sectional garage door with openers (insulated)
- Resene quality paints inside and out
- Windsor interior door hardware
- Nylon carpets throughout
- Hi-wall heatpump
- Melamine cabinetry and stone tops to kitchen
- Full designer shelving systems to all wardrobes and cupboards
- Pine painted trim – architraves and skirting
- Square stopped ceilings throughout
- Tiled floors in wet areas
- 250 litre smart control hot water cylinder
- Bosch kitchen appliances
- Designer quality bathroom fittings
- LED lighting throughout
- 5% black oxide concrete to driveway and patio areas
- Clothesline - duo fold down
- Letterbox – painted brick to match house
- 10-year Builders Guarantee

## CONTACT

Tanya Lea-Hunter | New Home Consultant

P 0800 698 7226 E [tanya.lea-hunter@urban.co.nz](mailto:tanya.lea-hunter@urban.co.nz)

\*StudioU only available in some regions.