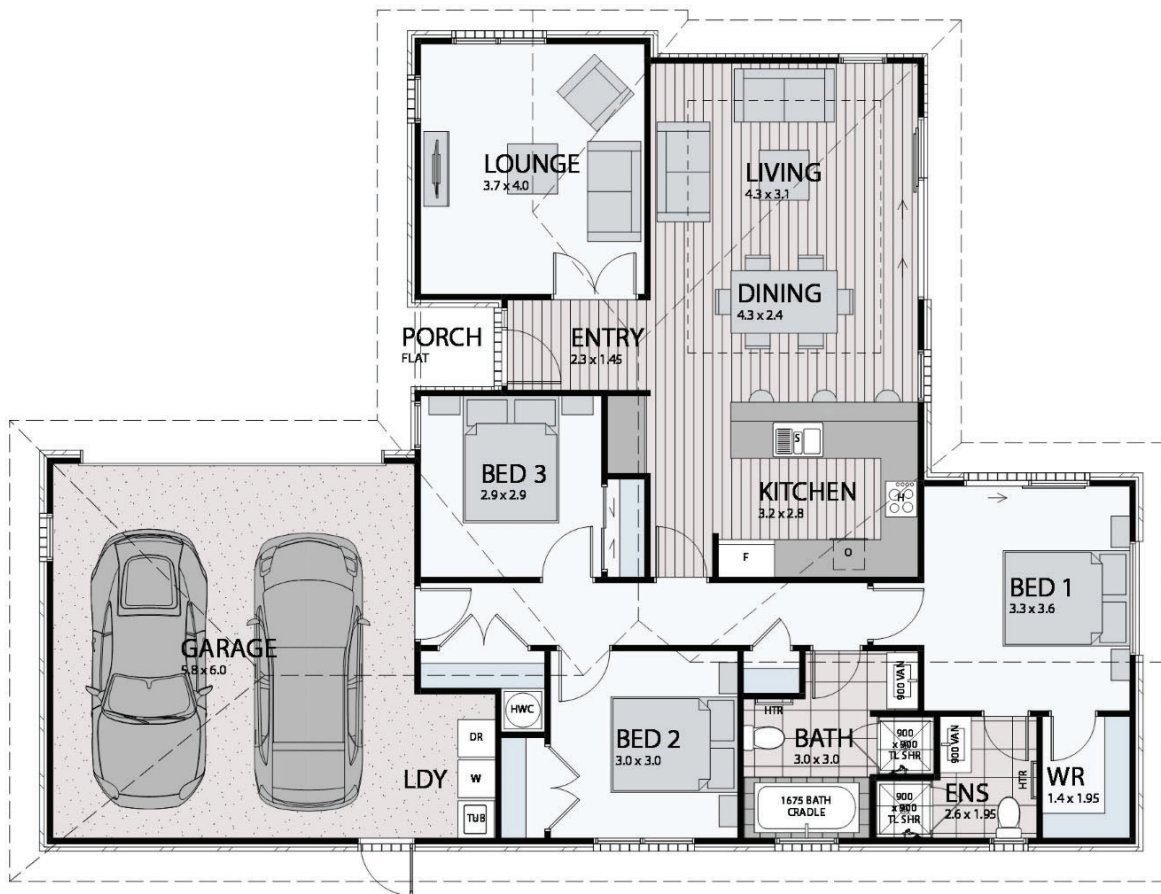


# LOT 1 KELLY ROAD, CAMBRIDGE



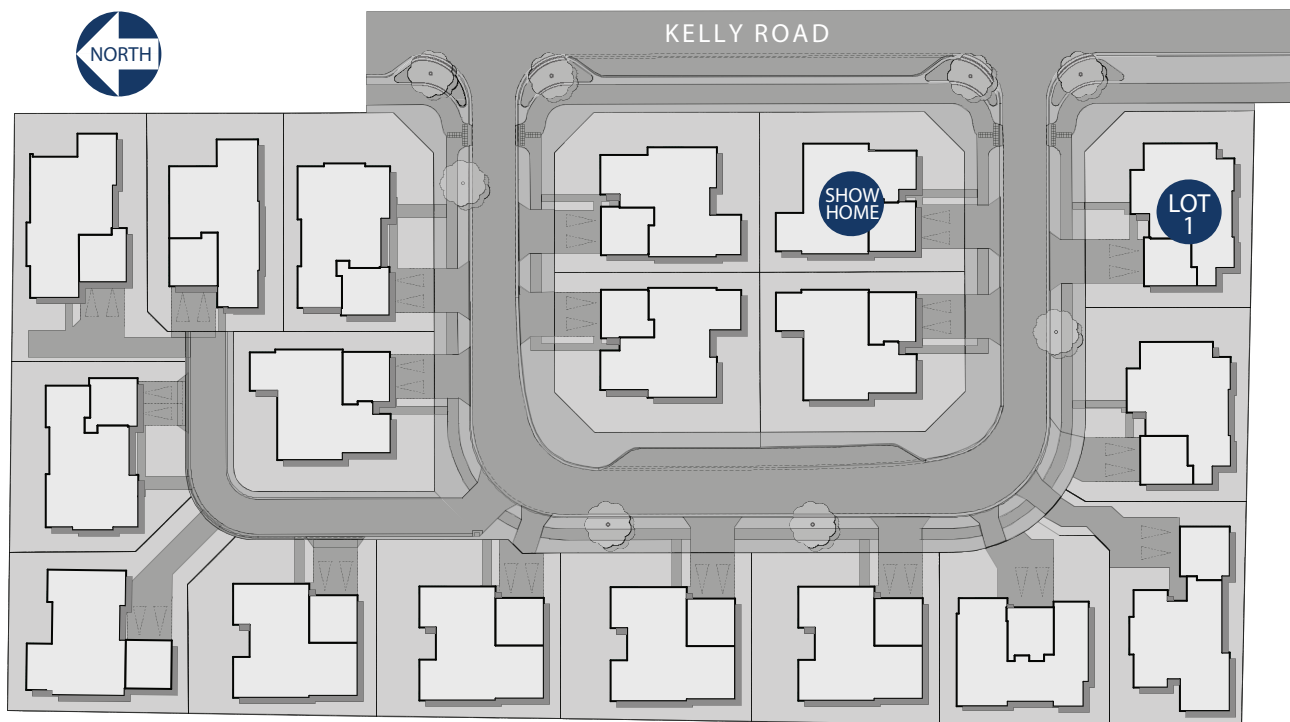
**\$1,199,000** | Floor area: **164m<sup>2</sup>** | Land area: **500m<sup>2</sup>**  
(over foundation)



## 2 KENEPURU CRESCENT, CAMBRIDGE

### INCLUSIONS

- 10-year Builders Guarantee
- Radiata pine wall framing and roof trusses
- 2.4m stud height throughout
- Coloured steel roofing and continuous fascia and spouting
- Painted brick and Linea oblique exterior cladding
- Coloured steel sectional garage doors with openers (insulated)
- Insulation to all external walls and ceilings (excludes garage)
- GIB plaster board throughout to a level 4 paint finish with Resene quality paints
- Double glazed aluminium joinery
- Hi-wall heatpump
- Vaulted feature ceiling to the living and dining area
- Grooved MDF feature walls to the lounge and master bedroom
- Solution dyed nylon carpet and laminate flooring
- Tiled floors in wet areas with tiled showers in bathroom and ensuite
- LED lighting throughout
- Kitchen includes designer cabinetry, stone benchtop and Bosch appliances
- Designer Melamine shelving systems to all wardrobes and wire shelving to cupboards
- Quality bathroom fittings and 250 litre smart hot water cylinder
- Brick outdoor fireplace and letterbox
- Fenced and landscaped



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\*StudioU only available in some regions.

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