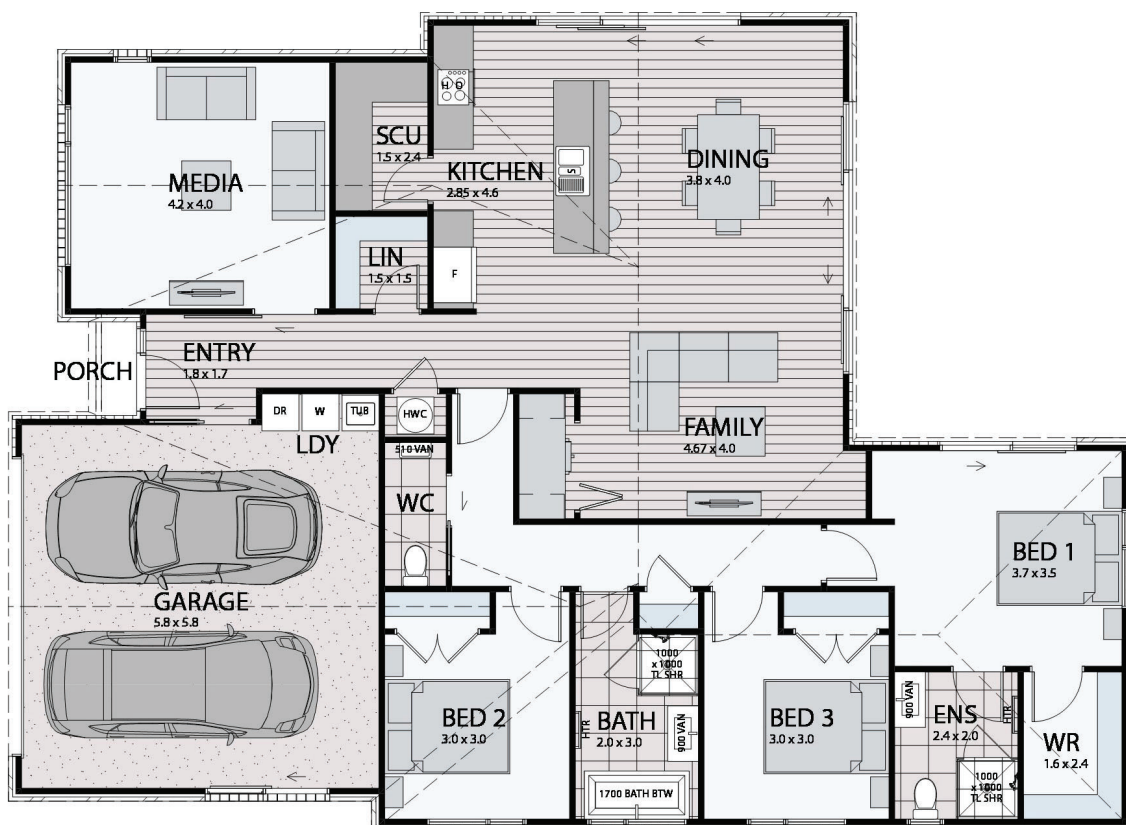


# LOT 5 KELLY ROAD, CAMBRIDGE



Floor area: **195.5m<sup>2</sup>** | Land area: **500m<sup>2</sup>**  
(over foundation)

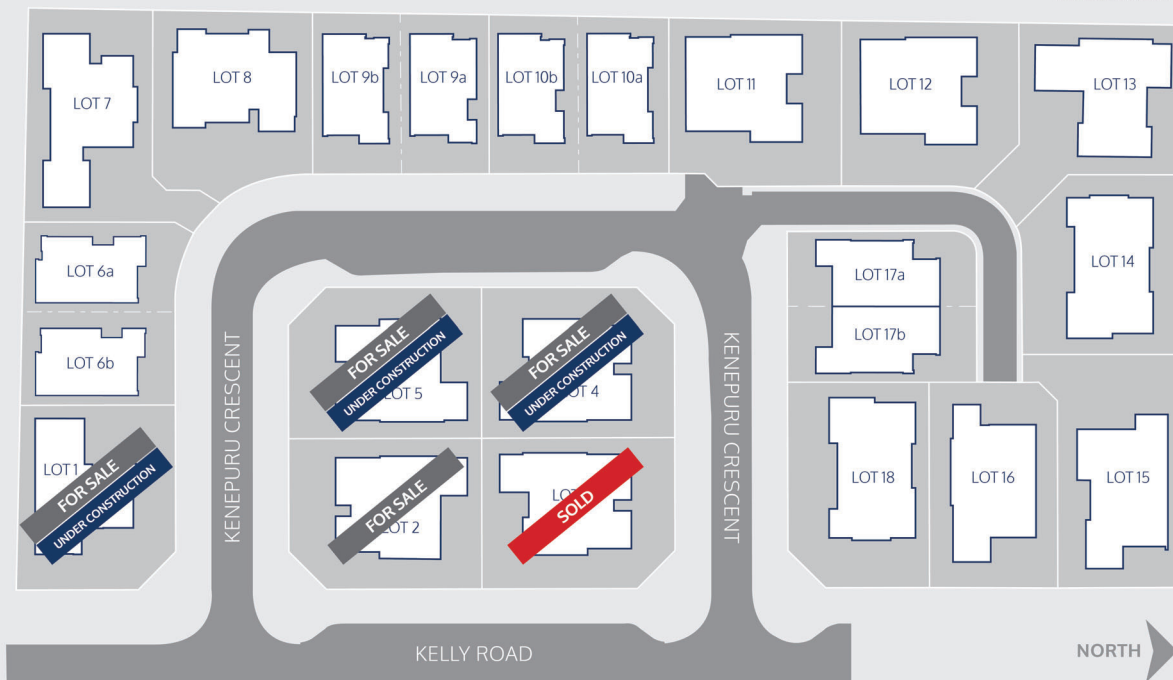




## INCLUSIONS

- 10-year Builders Guarantee
- Radiata pine wall framing and roof trusses
- 2.55m 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
- Feature wall paneling to the media and dining area
- Feature wall paneling to the master bedroom
- Solution dyed nylon carpet and laminate flooring
- Carpet to the garage
- 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

## SITE PLAN | 46A KELLY ROAD, CAMBRIDGE



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\*StudioU only available in some regions.

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