



BROOK STREET

LOT 7



20 NEW HOMES SELLING NOW

15 - 19 Brook Street | Waiwhehu | Lower Hutt

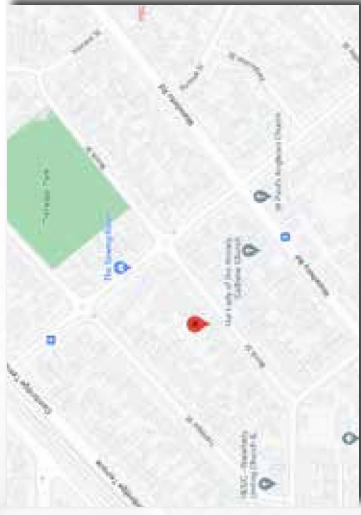
**URBAN PLUS**  
PROPERTY THAT BUILDS COMMUNITIES

Artists impression only



## LOT 7 | Block C

-  3
-  1.5
-  1
-  93 m<sup>2</sup>
-  111 m<sup>2</sup>



Lot 7 is a 93m<sup>2</sup> two level townhouse built on a fee simple title in the popular location of Brook Street, Waiwhetu. Featuring three generous bedrooms, bathroom and additional toilet on the lower level. Included with this lot is a private car parking space.

All homes will be built to the New Zealand Green Building Council's Home Star-6 rating, delivering many above-building code features to improve each home's comfort and energy performance while reducing it's environmental impact.

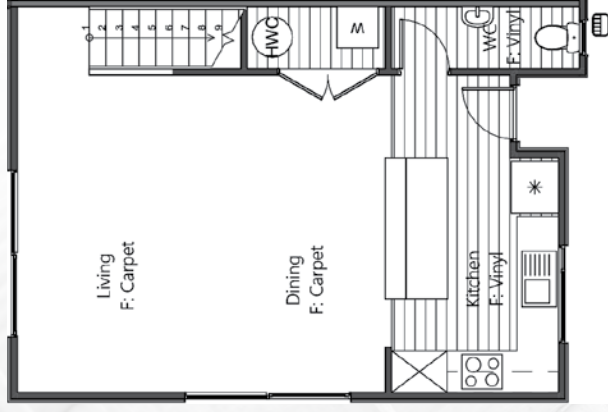


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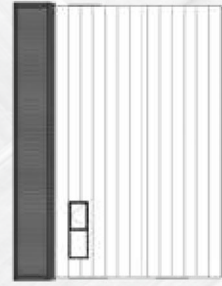
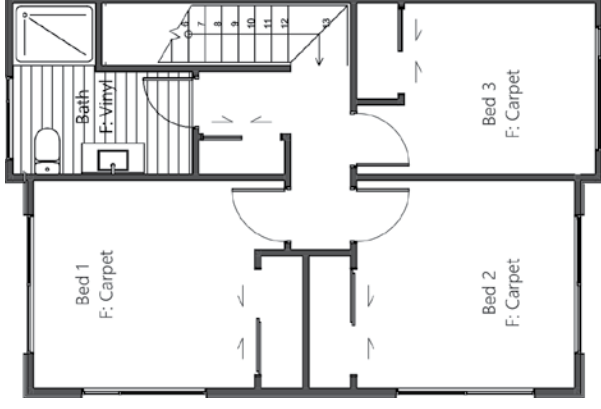
15 YEARS PROVIDING HOMES FOR HUTT CITY

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**LOT 7** | Ground Floor



**LOT 7** | Second Floor



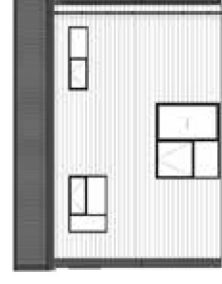
**BLOCK C** | North East Elevation



**BLOCK C** | North West Elevation



**BLOCK C** | South East Elevation



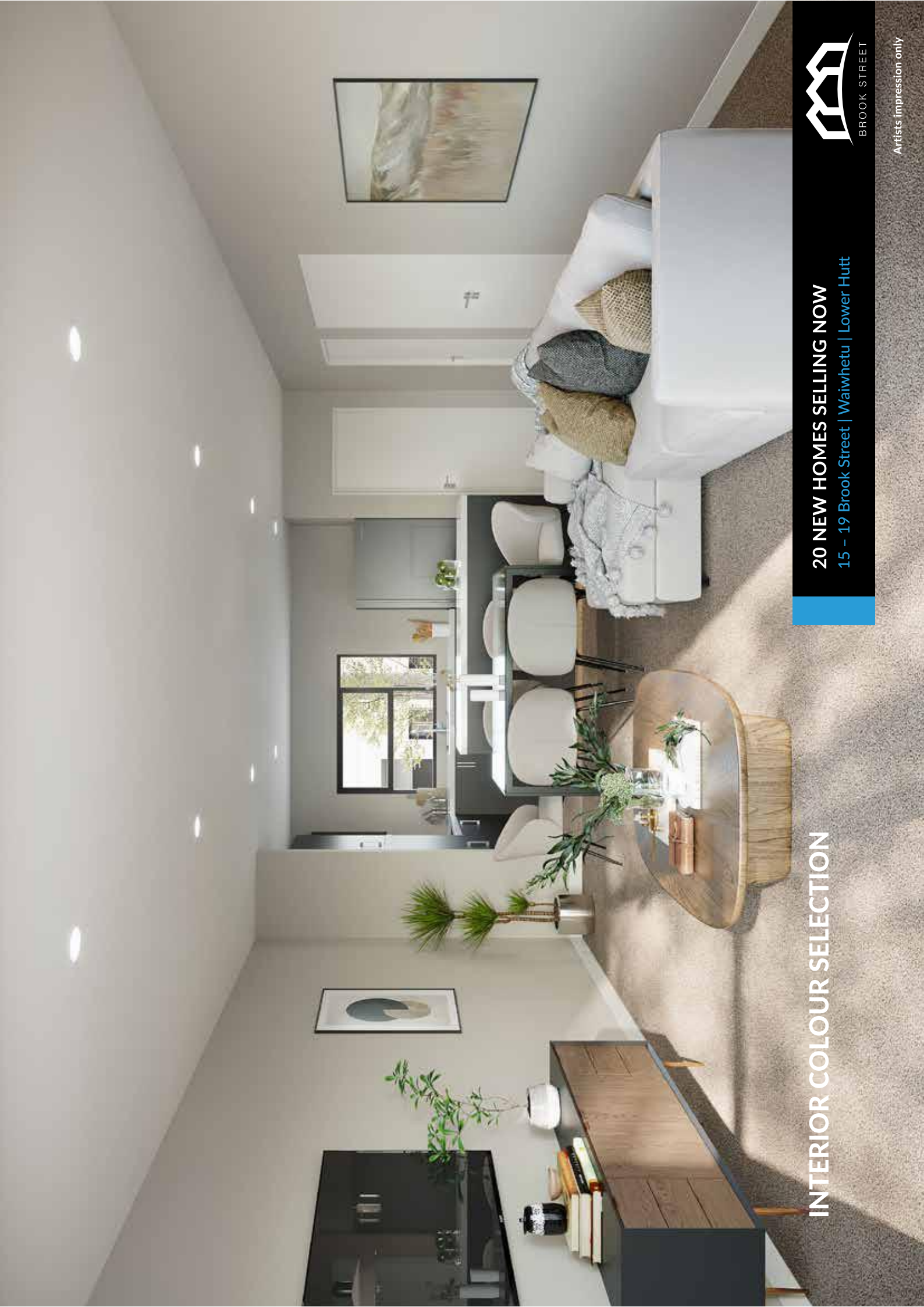
**BLOCK C** | South West Elevation



**LOT 7** | Block C

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## INTERIOR COLOUR SELECTION




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# KAHU

FIXTURE	PRODUCT	COLOUR	SWATCH
Vinyl	Godfrey Hurst Regent 1200	Winton	
Carpet	Feltex Cable Bay	Erie	
Cabinetry	Melteca	Bullet Pearl	
Benchmark (38mm)	Formica	Cocoa Sand	
Paint Ceillings Architraves, Window Reveals, Door Frames, Skirting, Interior Doors	Resene	Half Black White	
Paint Interior Walls	Resene	Eighth Friar Greystone	
Paint Bathroom, Ensuite, WC walls	Resene	Taupe Grey	
Kitchen and Vanity Splash Back	Resene	Eighth Friar Greystone	

## CABINERY HANDLES






Contemporary Handle in Brushed Nickel (code 7022)

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# EXTERIOR COLOUR SELECTION

AREA	COLOUR	FINISH	SWATCH
Roof, Spouting and Windows (all Lots)	Ebony (Matte Black)	Pre-finished	
<b>Vertical Axon Panel</b> (Dark Selection)	Resene Element		
<b>LOTS</b> 1, 2, 3, 6, 7, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20		Resene Sonyx 101	
<b>Linea Weatherboard</b> (Narrow Horizontal Boards)	Resene Black Haze	Resene Sonyx 101	
<b>LOTS</b> 7, 13			



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# BUILD SPECIFICATIONS

## STRUCTURE

- Engineered Foundation
- Slab Edge Insulation
- 90 x 45mm and 140 x 45mm Timber framing
- 2.4m Stud height
- Gib GBT(L)AB60b (IT) Intertennacy Wall
- Gib Rondo
- Timber Trusses

## EXTERIOR FINISH

- Colorsteel Endura Trapezoidal Roof
- Colorsteel Fascia
- Marley uPVC Spouting and Downpipes with Leaf Diverter
- Horizontal / Vertical Fibre Cement Cladding
- Fibre Cement Soffits

## ALUMINIUM JOINERY

- Thermally Broken Windows and Doors
- Front Door with Peep Hole

## INTERNAL LININGS

- R7.0 Ceiling Batts
- R2.8 Wall Batts
- 13mm Gib to Ceilings
- 10mm Gib to Walls
- Gib Aqualine to Wet Areas
- Level 4 Stopping, Square Stop
- 90mm Skirtings
- 40mm Architraves
- Flush Panel Doors Paint Finish
- Shelf and Rail to Wardrobes
- Windsor Brass Futura Hardware Set

## ELECTRICAL

- 5 Bar Ladder Towel Rail – Heated
- LED Lighting
- Double Sockets Throughout
- Fibre Ready
- Phone and TV Jack
- Heat Pump
- Extractor Fan to Bathroom and Laundry
- Exterior Sensor Light to Front Door
- Alarm System
- Smoke Alarm

## PLUMBING

- Englefield Alcove Shower
- Englefield Vanity 900mm – (white)
- Englefield Mini Vanity to WC – (white) 3 Bedroom Only and Lot 19
- Englefield Tapware
- Mirror Cabinet over Bathroom Vanity
- Englefield Back to Wall Toilet
- Water Cylinder
- Toilet Roll Holder
- Glass Splashback to Vanity – Wall Colour

## FLOOR COVERINGS

- Godfrey Hurst Vinyl
- Feltex Carpet
- 11mm Underlay

## KITCHEN

- Melteca Cabinetry
- Formica Benchtop Square Edge
- Glass Splash Back – Wall Colour
- Soft Close Drawers and Hinges

## APPLIANCES

- Bosch Built in Oven
- Bosch Ceramic Cooktop
- Bosch Dishwasher
- Rangehood

## LANDSCAPING

- Car Park – 3 Bedroom Lots Only
- 2x Exterior Taps
- Minor Planting
- Boundary Fencing as per Plans
- Clothesline
- Letter Box

- Artificial Lawn – Lots 1, 7, 13 and 20
- Concrete Paths and Patios as per Plans



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# BOUNDARY TREATMENT PLAN



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**CK & CO**  
REALTY



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