

# HOUSE & LAND PACKAGE | Close to City Living Lot 44



**\$596,550\***

Lot 44 Brancion Street, Halswell Commons, Christchurch

## Features:

Hop skip and jump to town. Lots of leisure activities in the area. Well thought out development. Ready to build now.

House Size: **140m<sup>2</sup>**

Section Size: **602m<sup>2</sup>**

**3**



**2**



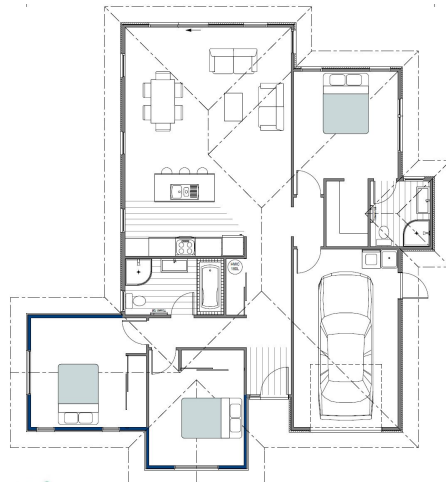
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## Contact Debbie Ryan

New Home Consultant - Christchurch South

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### CHRISTCHURCH SOUTH OFFICE

31 Watts Road, Sockburn

### FARINGDON SHOWHOME

Open now: 97 Ledbury Drive, Rolleston

Open Wednesday - Sunday 12pm - 4pm

\*Conditions of offer are subject to change without notice. Designs and drawing are artist's impressions only and won't necessarily reflect the materials the price is based on. Photographs may be of similar homes and specifications may vary from that shown. All images, design and drawings are copyright of Signature Homes Limited ©

**Signature**  
**HOMES** Est. 1983  
YOUR HOME. YOUR WAY.

### Guarantees

- Home Completion Guarantee
- 10-Year Structural Guarantee
- 10-Year Weathertightness Guarantee
- 2-Year Maintenance Guarantee
- No Hidden Extras Guarantee
- Total Price Guarantee
- Completion Date Guarantee
- Satisfaction Guarantee

### Preliminary Information

- Fixed Price Contract
- Quality service and back-up from a nationally branded Franchise
- **Free** Site inspection
- Guaranteed Construction according to NZS3604
- Builders All-Risk and Liability Insurance Cover
- Professional clean and rubbish removal prior to moving in
- Full Project Management
- Building Consent fees included

### Kitchen

- Kitchen Designed by Mastercraft Kitchens with tiled splashback
- Coloured melteca cabinets with laminate benchtops

### Bathroom, Ensuite, WC and Laundry

- Clearlite Cashmere Classic white wall-hung vanities
- Mirrors to vanities
- Oceania tapware
- Oceania multifunction slide shower
- Showerwell curved 900mm x 900mm shower with chrome trim
- Clearlite Pacific bath within tiled bath cradle
- Astivita Utah soft-close WC unit
- Astivita Bella toilet roll holders
- Heated ladder type heated towel rail
- Robinhood ST3101 laundry tub
- 2 external taps

### Roofing, Fascia and Spouting

- Coloured steel metal tiles
- Coloured steel metal fascia and spouting
- Coloured steel metal downpipes

### Exterior Cladding

- Plaster/Linea Features

### Insulation

- PinkBatts R2.6 insulated exterior walls (excl garage)
- PinkBatts R3.6 insulated ceilings (excl garage)

### Garage Door

- Coloured steel automatic garage door with two remotes

### Exterior Joinery (Doors & Windows)

- Double glazed joinery (excl garage)
- Powdercoated aluminium T&G entrance door (includes lockset)
- Powdercoated aluminium exterior joinery
- Stipplite obscure glazing to bathroom, ensuite and WC where applicable
- Urbo colour-matched Hardware

### Interior Finishing Details

- 10mm GIB Board walls
- 13mm GIB Board ceilings
- GIB Aqualine to 'wetrooms'
- Stopped to a 'Level 4' finish
- 55mm GIB Cove standard scotia throughout
- Pine skirting
- Pine door jambs and window reveals
- Three coat paint system
- Painted 'Flush' interior doors
- Windsor Qube interior door handles
- Wire shelving wardrobe joinery to all bedrooms and one linen cupboard

### Floor Coverings

- Vinyl to entry, kitchen, ensuite, bathroom, and WC areas as per plans
- SmartStrand carpet

### Appliances

- Fisher & Paykel DW60FEX1 S/S dishwasher
- Fisher & Paykel OB60SC5CRX1 60cm wall oven
- Fisher & Paykel CE604CX3 60cm cooktop/hob
- Fisher & Paykel HC60PLX4 60cm canopy rangehood
- Fisher & Paykel GD75IA1 waste disposal

### Electrical

- LED lights
- Smoke alarms included
- 180L hot water cylinder
- Smart Wired Board included
- Ventilation to bathroom and ensuite (where applicable)

### Additional items included in our Package:

- Geotechnical report
- Heat Pump
- Concrete Driveway
- Concrete Patio
- Boundary/Side Fencing (where necessary)
- Council Street Crossing (where necessary)