

Fletcher Living

Love your new home

Lot 67-70 & 74-77,

38, 40, 42, 44, 52, 54, 56 & 58

Whimbrel Road, Ormiston

Similar home



Similar home



Lot 67, 38 Whimbrel Road

Ormiston Town Centre

Price	\$955,000
Important Dates	EXPRESSIONS OF INTEREST CLOSE: 22nd March 2020 APPROXIMATE SETTLEMENT DATE: June 2020
Size	House size: 166m ² Land size: 207m ²
Home Features	<ul style="list-style-type: none">• Slightly larger two level end-unit terrace home• Four bedrooms, three bathrooms, two separate WC• Open plan living, kitchen and dining area• Separate living room upstairs (no balcony)• Well positioned on the John Walker Promenade overlooking Barry Curtis Park & beyond• Single car internal access garage



Images of similar home

Lot 68, 69, 75 & 76

40, 42, 54 & 56 Whimbrel Road

Price	\$935,000 each
Important Dates	EXPRESSIONS OF INTEREST CLOSE: 22nd March 2020 APPROXIMATE SETTLEMENT DATE: June 2020
Size	House size: 161m ² Lot 68, 69 & 75 Land size: 168m ² Lot 76 Land size: 173m ²
Home Features	<ul style="list-style-type: none">• Two level middle-unit terrace home• Four bedrooms, three bathrooms, two separate WC• Open plan living, kitchen and dining area• Separate living room upstairs (no balcony)• Well positioned on the John Walker Promenade overlooking Barry Curtis Park & beyond• Single car internal access garage



Images of similar home

Lot 70 & 74,

44 & 52 Whimbrel Road

Price	\$955,000 each
Important Dates	EXPRESSIONS OF INTEREST CLOSE: 22nd March 2020 APPROXIMATE SETTLEMENT DATE: June 2020
Size	House size: 161m ² Land size: 202-206m ²
Home Features	<ul style="list-style-type: none">• Two level end-unit terrace home• Four bedrooms, three bathrooms, two separate WC• Open plan living, kitchen and dining area• Separate living room upstairs with balcony• Well positioned on the John Walker Promenade overlooking Barry Curtis Park & beyond• Single car internal access garage



Images of similar home

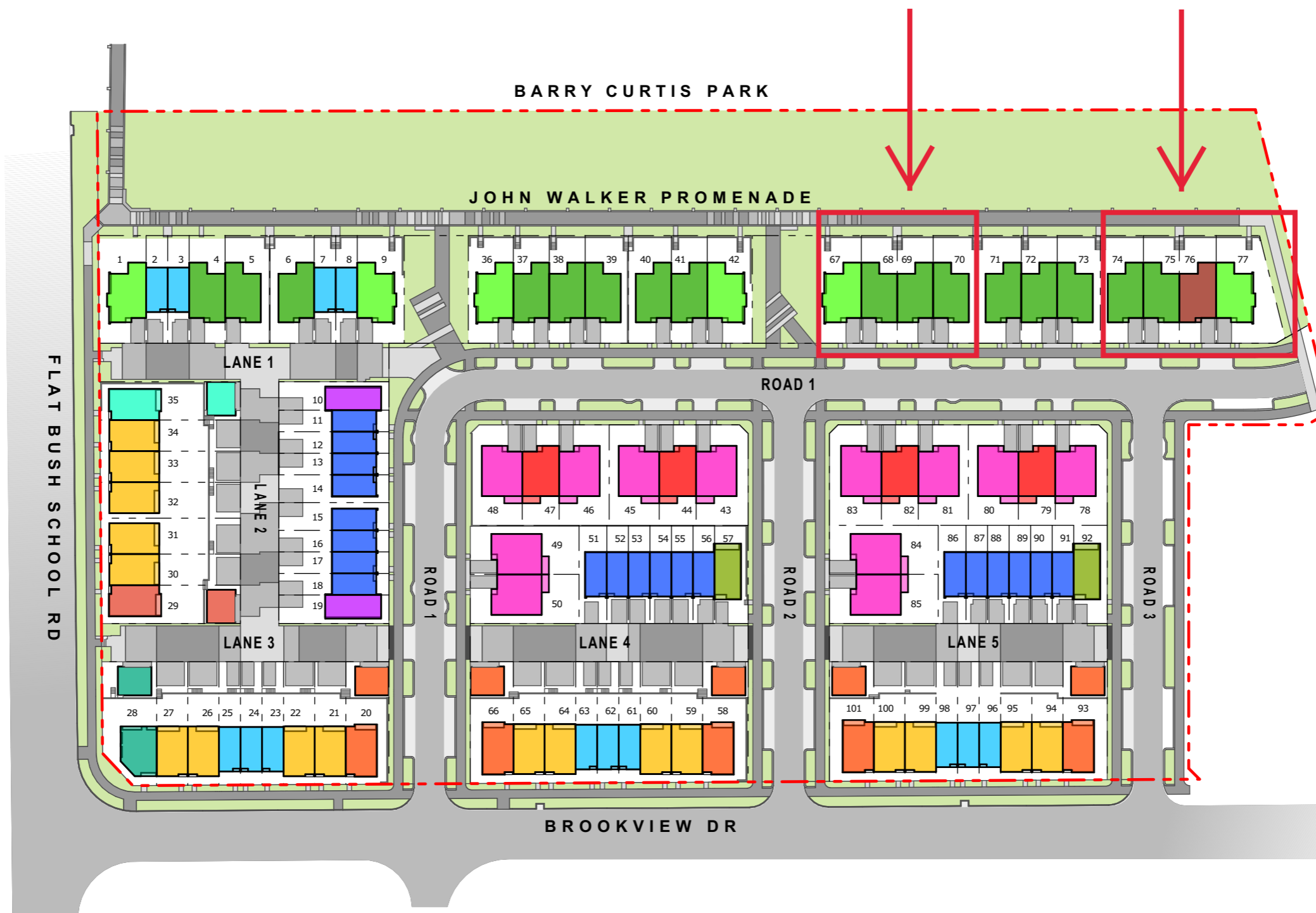
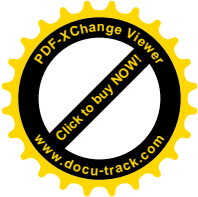
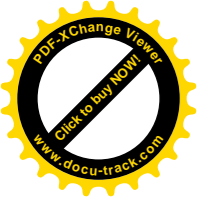
Lot 77, 58 Whimbrel Road

Ormiston Town Centre

Price	\$965,000 each
Important Dates	EXPRESSIONS OF INTEREST CLOSE: 22nd March 2020 APPROXIMATE SETTLEMENT DATE: June 2020
Size	House size: 166m ² Land size: 265m ²
Home Features	<ul style="list-style-type: none">• Larger two level end-unit terrace home on larger site• Four bedrooms, three bathrooms, two separate WC• Open plan living, kitchen and dining area• Separate living room upstairs (no balcony)• Well positioned on the John Walker Promenade overlooking Barry Curtis Park & beyond• Single car internal access garage



Images of similar home

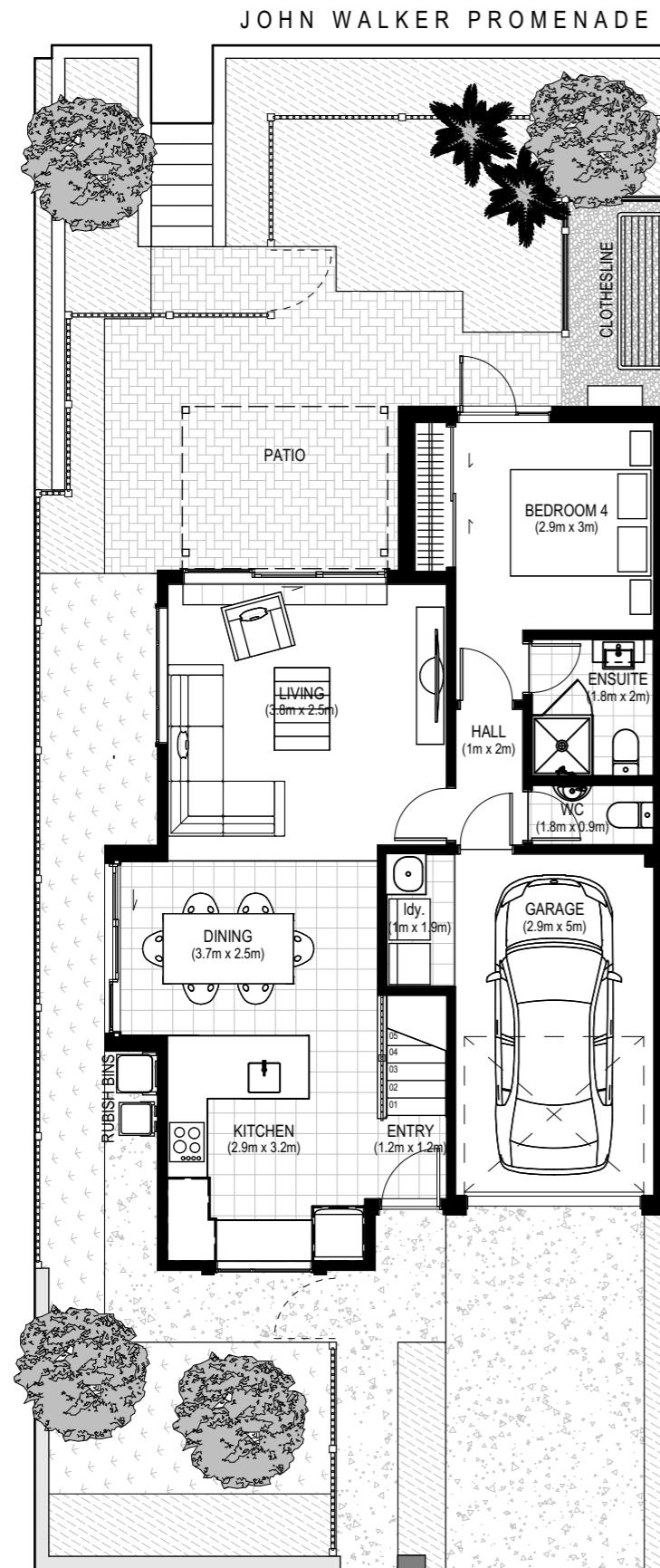


TYOLOGIES

- HOUSE TYPE 1A
- HOUSE TYPE 1B
- HOUSE TYPE 2A
- HOUSE TYPE 2B
- HOUSE TYPE 2C
- HOUSE TYPE 4
- HOUSE TYPE 5A
- HOUSE TYPE 5B
- HOUSE TYPE 5C
- HOUSE TYPE 5D
- HOUSE TYPE 6A
- HOUSE TYPE 6B
- HOUSE TYPE 7
- HOUSE TYPE 8

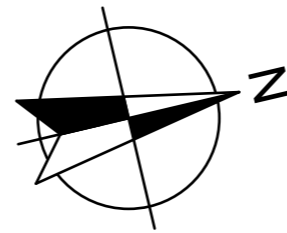
TYOLOGIES MIX

33 No.	2 BEDS	TYPES: 6A & 6B
21 No.	3 BEDS	TYPES: 4, 7, & 8
47 No.	4 BEDS	TYPES: 1A, 1B, 2A, 2B, 2C, 5A, 5B, 5C, & 5D



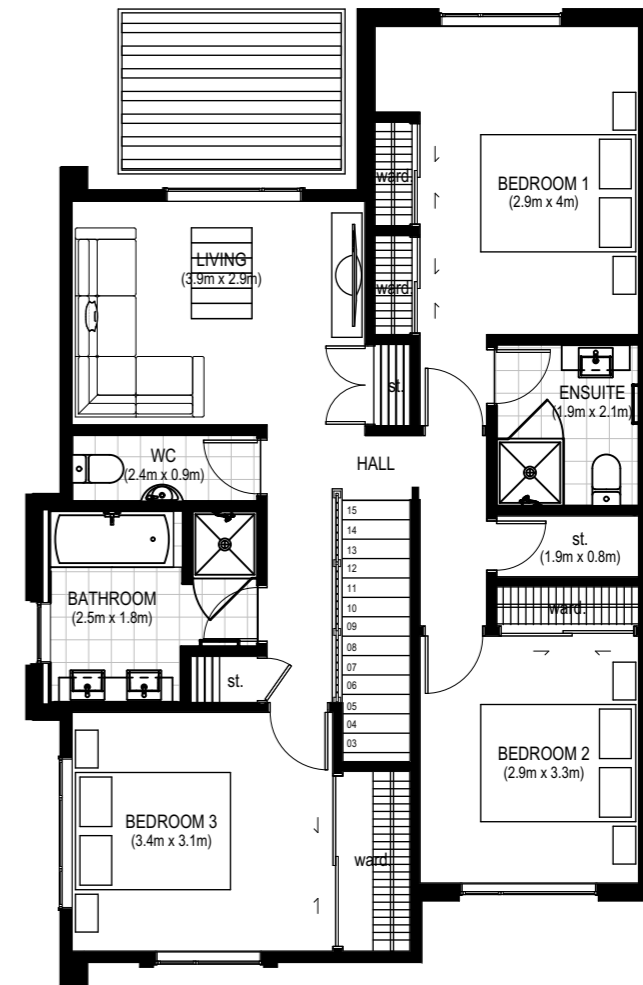
LOT 67 - TYPE 2C

Wimbrel Road,
Ormiston Town Centre,
AUCKLAND



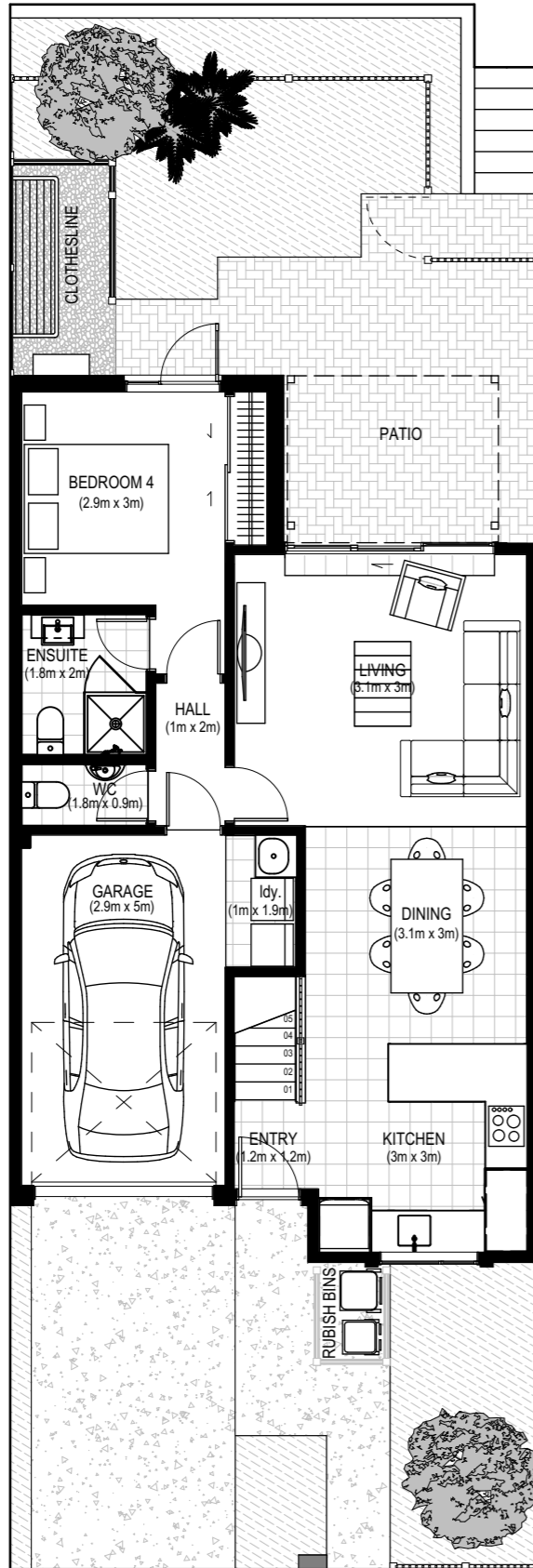
SITE AREA = 207 m²
TOTAL FLOOR AREA = 166 m²

Ground Floor = 81 m²
First Floor = 85 m²
Gross Floor Area = 172 m²



WIMBREL ROAD

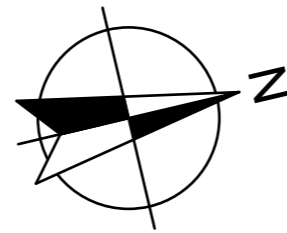
JOHN WALKER PROMENADE



WIMBREL ROAD

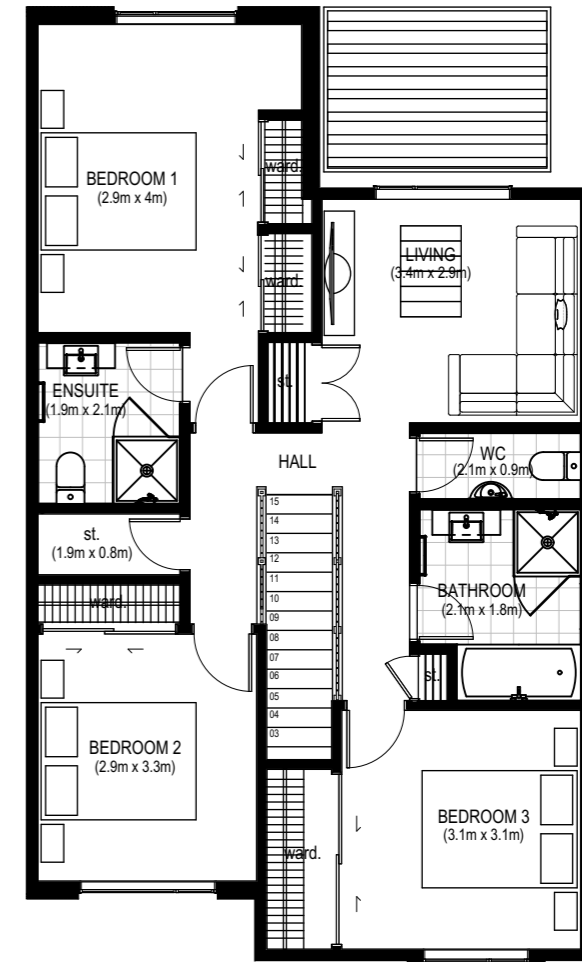
LOT 68 - TYPE 2A

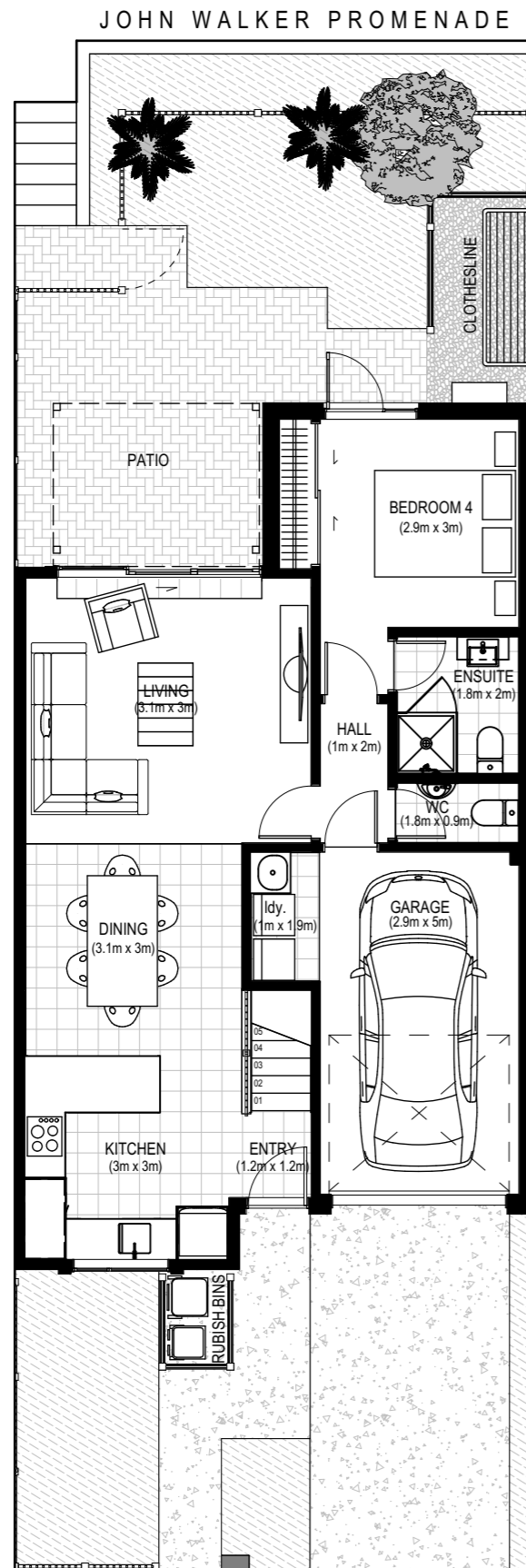
Wimbrel Road,
Ormiston Town Centre,
AUCKLAND



SITE AREA = 168 m²
TOTAL FLOOR AREA = 161 m²

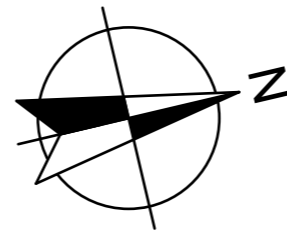
Ground Floor = 80 m²
First Floor = 81 m²
Gross Floor Area = 166 m²





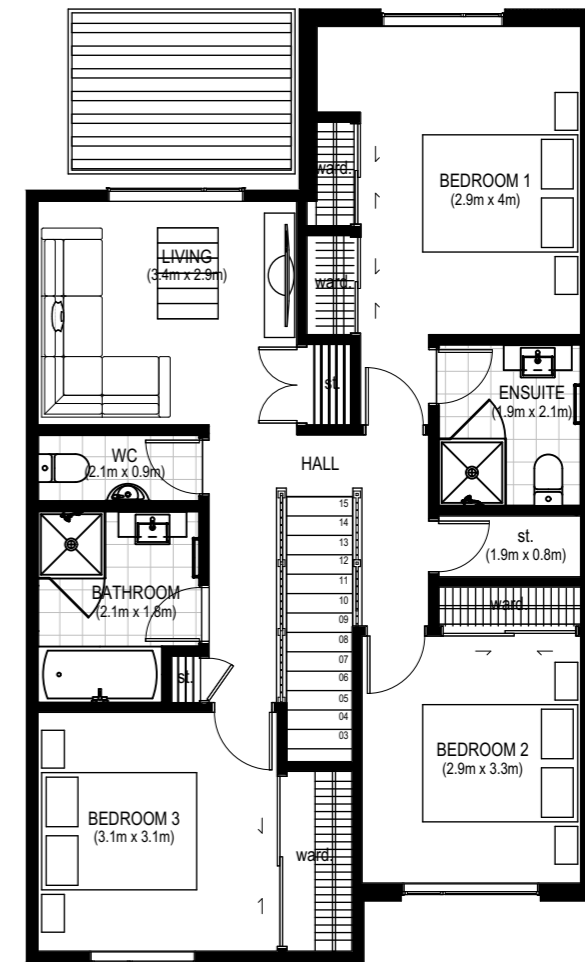
LOT 69 - TYPE 2A

Whimbrel Road
Ormiston Town Centre,
AUCKLAND

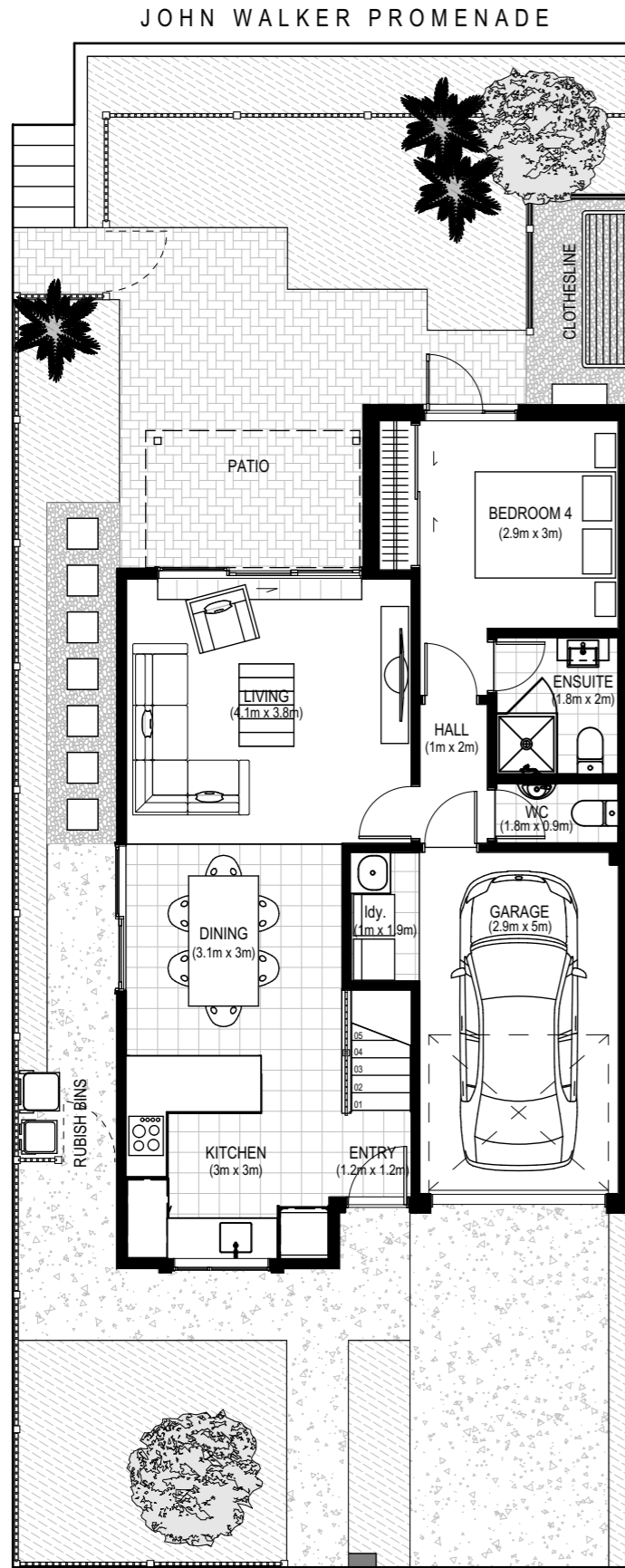


SITE AREA = 168 m²
TOTAL FLOOR AREA = 161 m²

Ground Floor = 80 m²
First Floor = 81 m²
Gross Floor Area = 166 m²



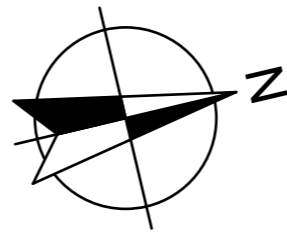
WIMBREL ROAD



WIMBREL ROAD

LOT 74 - TYPE 2A

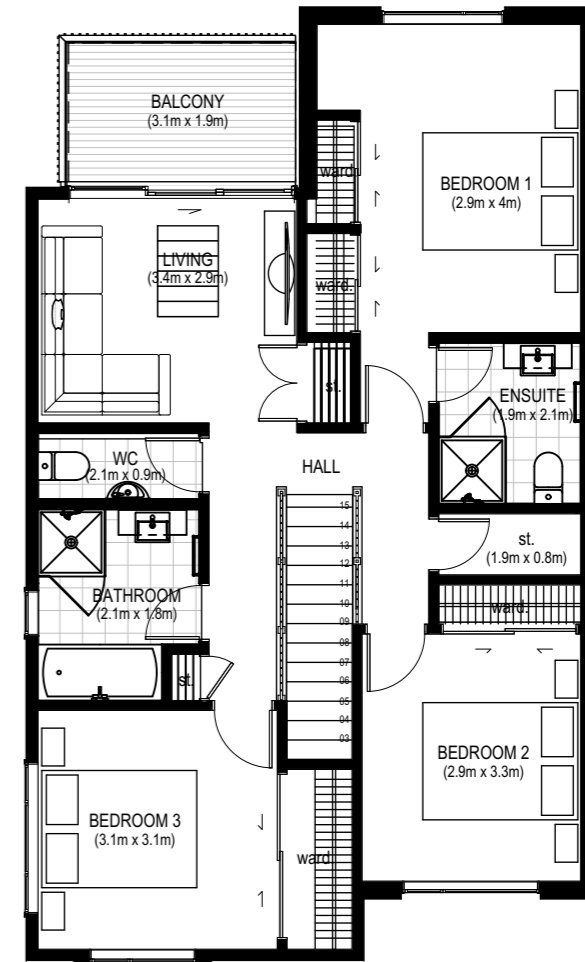
Wimbrel Road,
Ormiston Town Centre,
AUCKLAND



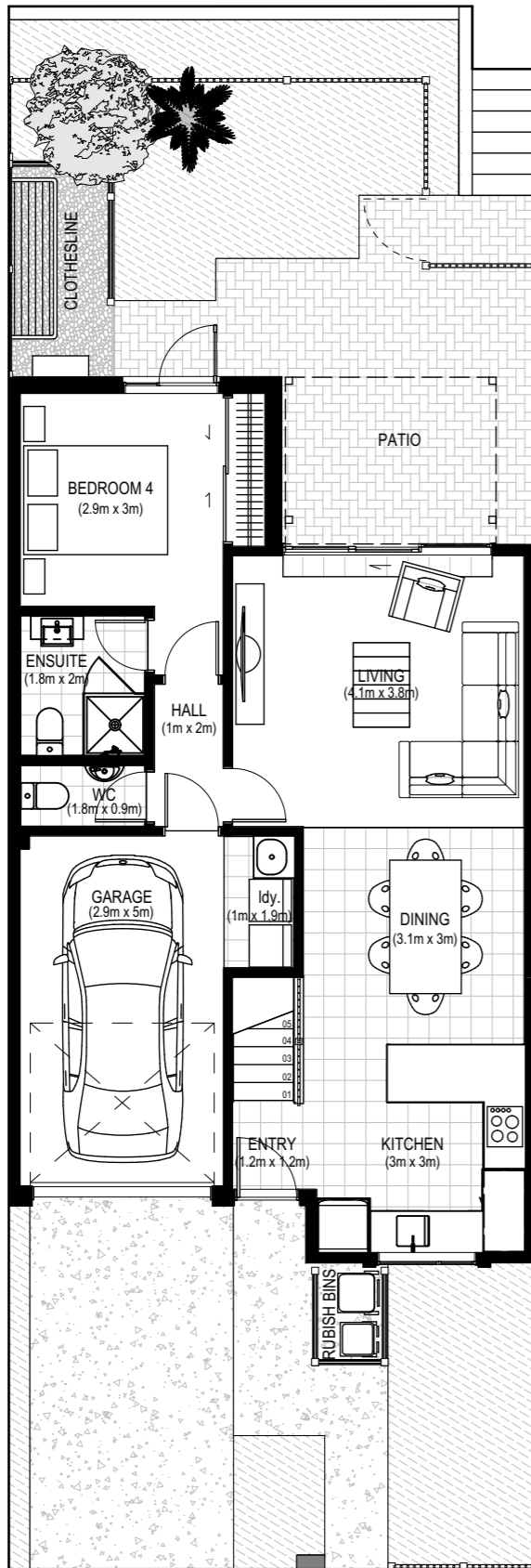
SITE AREA = 202 m²
TOTAL FLOOR AREA = 161 m²

Ground Floor = 80 m²
First Floor = 81 m²

Gross Floor Area = 167 m²



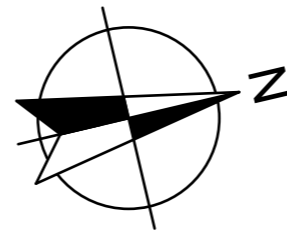
JOHN WALKER PROMENADE



WIMBREL ROAD

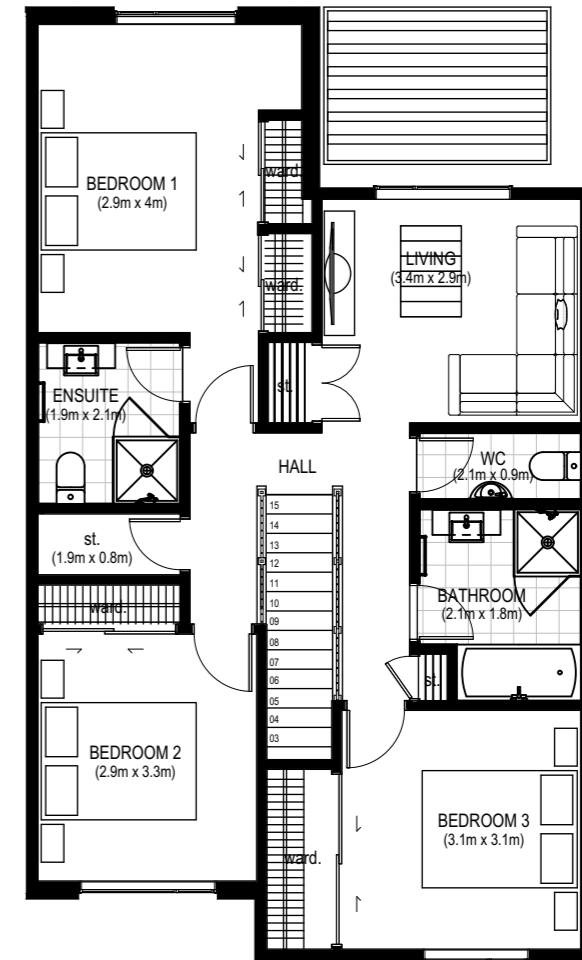
LOT 75 - TYPE 2A

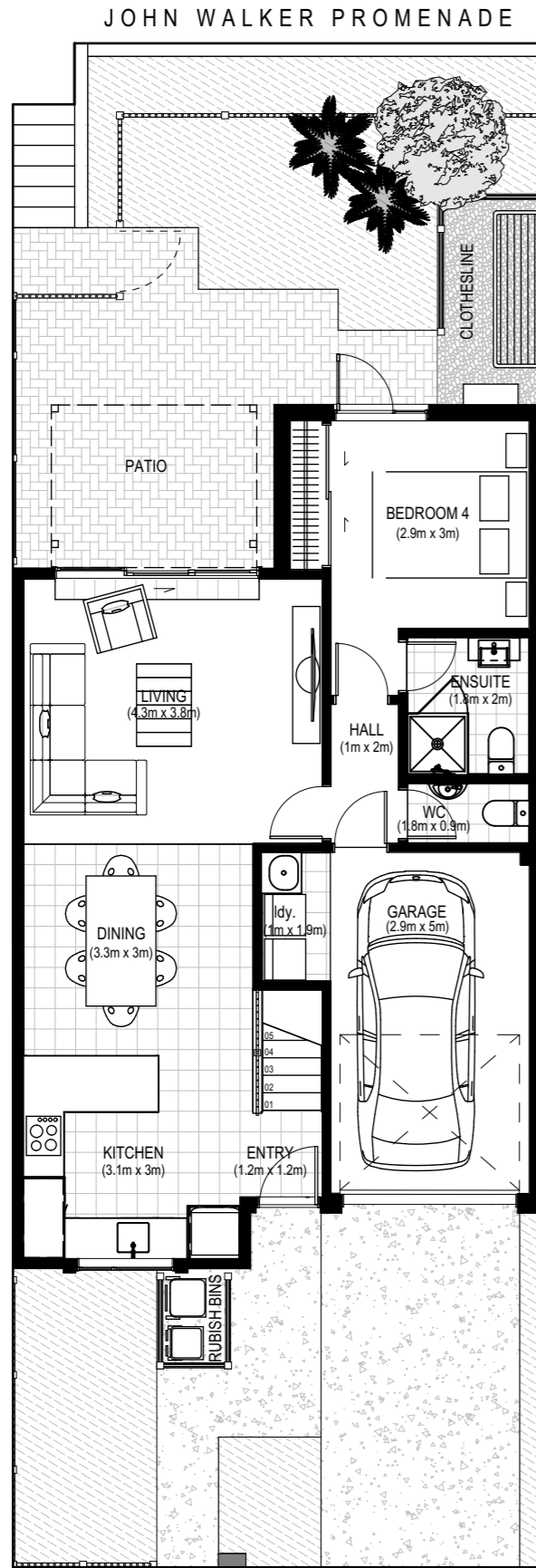
Wimbrel Road,
Ormiston Town Centre,
AUCKLAND



SITE AREA = 168 m²
TOTAL FLOOR AREA = 161 m²

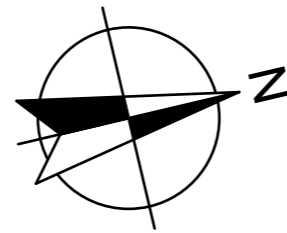
Ground Floor = 80 m²
First Floor = 81 m²
Gross Floor Area = 167 m²





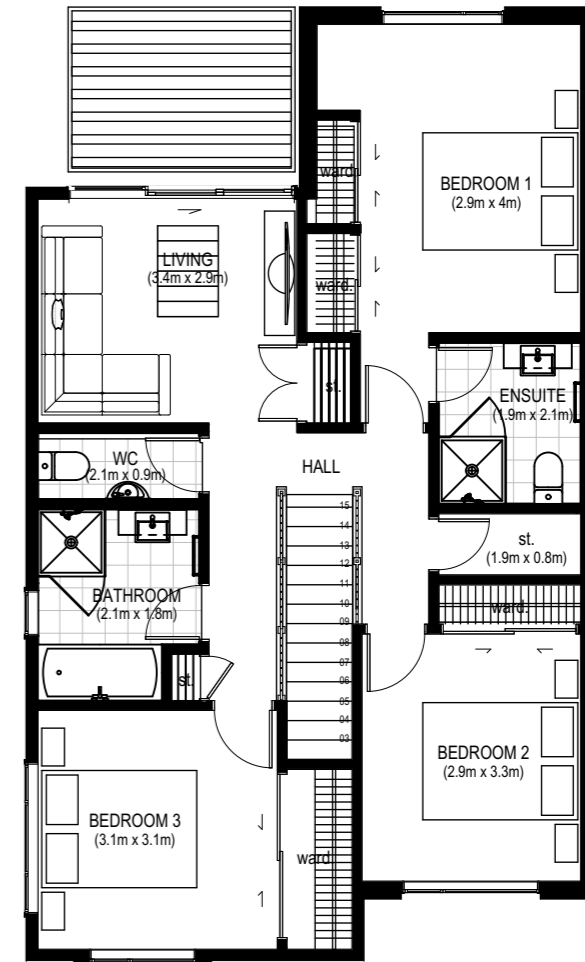
LOT 76 - TYPE 2B

Wimbrel Road,
Ormiston Town Centre,
AUCKLAND



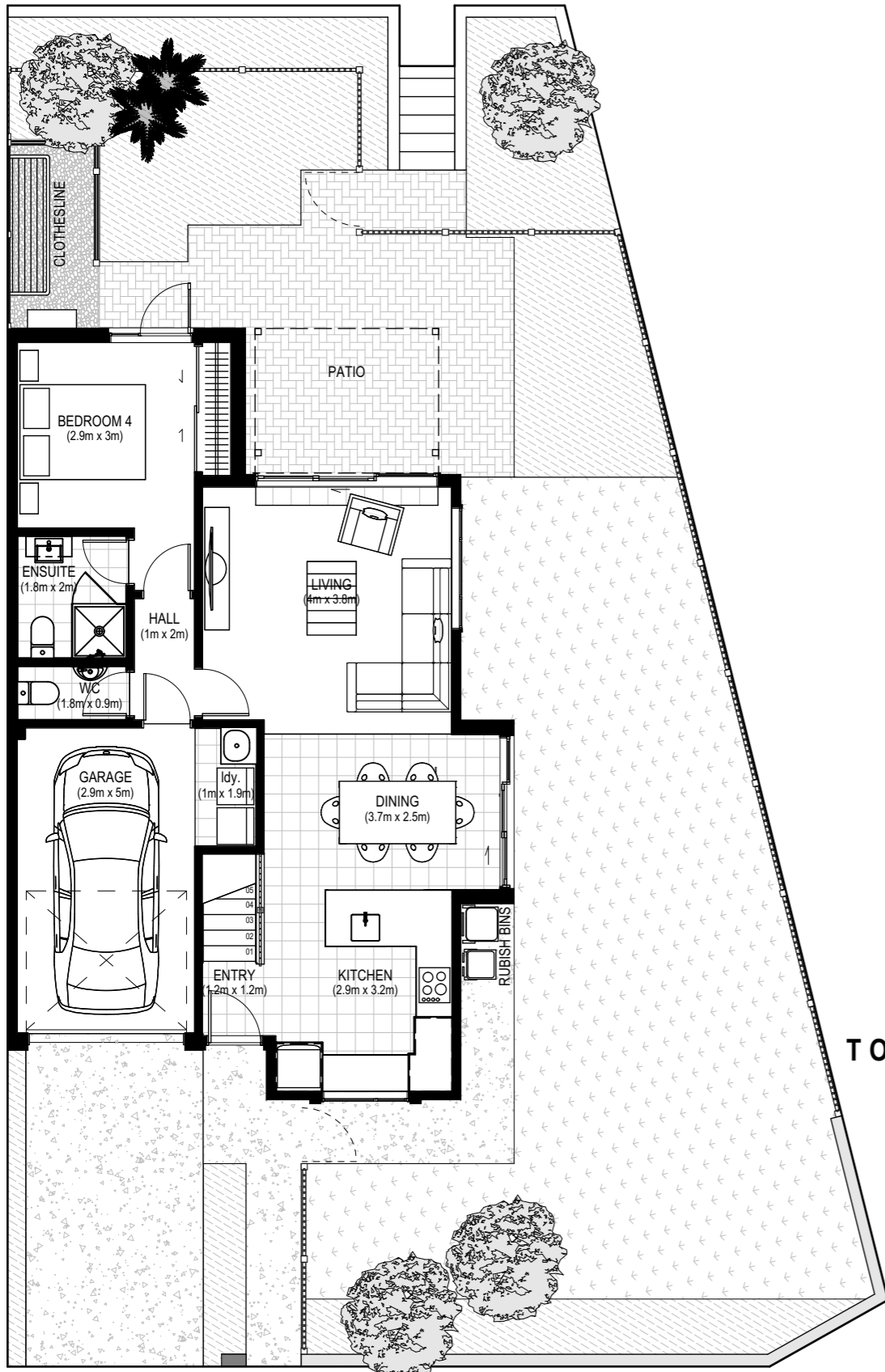
SITE AREA = 173 m²
TOTAL FLOOR AREA = 167 m²

Ground Floor = 83 m²
First Floor = 84 m²
Gross Floor Area = 167 m²



WIMBREL ROAD

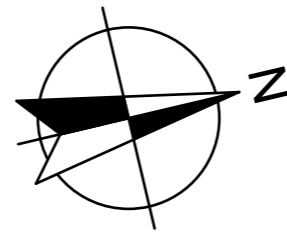
JOHN WALKER PROMENADE



WIMBRE ROAD

LOT 77 - TYPE 2C

Wimbrel Road,
Ormiston Town Centre,
AUCKLAND



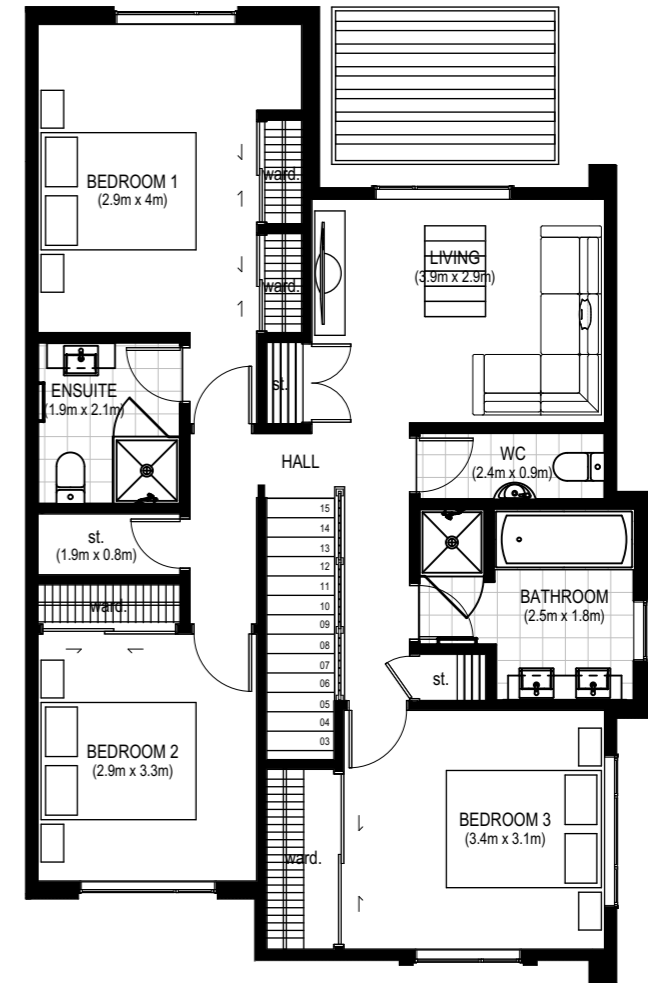
SITE AREA = 265 m²

TOTAL FLOOR AREA = 166 m²

Ground Floor = 81m²

First Floor = 85 m²

Gross Floor Area = 172 m²



Why Fletcher Living?

Experience

We've been building homes in New Zealand for over 100 years - we direct all that experience into creating quality homes that Kiwis love.

Trust

We have a trusted reputation for quality, reliability and on time delivery - serious peace of mind for our clients, and we're backed by Fletcher Building, one of New Zealand's largest companies.

We're obsessed about the detail

Our homes are built with real care and attention - and you'll find plenty of standard items in our homes that other builders might call 'extras'.

Quality

We use high quality, low maintenance, locally sourced materials for the best supply and backup options, so you can be sure of top quality with no delays.

10 Year Guarantee

We're only prepared to sell what we build ourselves and all our homes have a Master Build 10 Year Guarantee.

Modern, comfortable homes

Packed full of quality featured and modern appliances, our light-filled homes provide a welcoming sense of space. Double-glazed, well-insulated, warm and dry, we pride ourselves on creating comfortable, healthy homes that New Zealanders love to live in.

Support

We're on the ground and open 7 days a week, with our Showhome open by appointment. You'll also find plenty of after sales support, with local teams on hand to help straight away.

All of our homes include:

- 10 Year Master Build Guarantee
- Treated timber framing and brick cavity system
- Insulated ceiling and external walls
- Double glazed aluminium joinery to all living areas
- Quality appliances to kitchen including gas hob, extraction unit, electric oven, dishwasher & waste disposal
- Water feed to fridge
- Quality kitchen
- Soft close drawers to kitchen cabinets
- Tiled flooring to kitchen/dining
- Quality carpets
- Wall mounted heat pump
- Mechanical ventilation system
- Recessed LED light fittings
- Security alarm system
- Communication hub system
- Freeview TV aerial installed
- Reticulated gas for hot water and cooking
- Block-out roller blinds installed
- Floor to ceiling tiles in bathrooms
- Shower fitted with clear safety glass door and easy-clean trap
- Vitreous China toilet suites
- Bathroom vanities with drawers
- Quality tapware throughout home
- Fitted mirror to bathrooms
- Heated towel rail
- Sensor lighting
- Supertub in laundry
- Clothesline
- Outdoor patio area
- Fenced rear yard
- Landscaped front and rear yard
- Exposed aggregate driveway
- Letterbox

Minor changes may occur from specification to finished home

Customers interested in purchasing a Fletcher Living home prior to completion should familiarise themselves with information available at our Showhome. Information may include floorplans, colour boards, and landscape plans.

Homes being sold prior to completion by Fletcher Living are subject to the following considerations:

- Our homes are thoughtfully designed with neutral colour tones and quality fixtures and fittings. You can rest assured that our experienced design team has selected the best colour schemes for your home. Please note that unfortunately we are unable to accommodate any variations to the specification or colour scheme of your home.
- Our homes are landscaped to enjoy from the moment you move in. When driving around the development you can see the thought that has gone into ensuring our streetscapes look great. Your home will have a similar landscaping theme to those homes already completed but please note that the landscaping plan provided may change slightly due to the availability of plants or logistical considerations.
- Our homes will be constructed as per the plans provided to you however at times it may be necessary for our construction team to make minor changes to the homes on site. This may be to accommodate design or aesthetic improvements.
- At Fletcher Living we are serious about the Health and Safety of our customers and contractors and take all steps necessary to ensure everyone is safe. It is for this reason that we have processes in place that restrict access to our customers until homes are completed. Once the home is fully completed you will be invited to come and view your new home.
- Any Land Covenants will be discussed in detail when you complete the Sale and Purchase Agreement. If you would like to understand the covenants for this location and for your home prior to this our sales team are more than happy to discuss this with you.
- Settlement date will be as stated in the Sale & Purchase Agreement. An earlier settlement date may be possible but only in the event that we have received the Code of Compliance Certificate (CCC) and will be subject to mutual agreement between Fletcher Living and the Purchaser.
- 5 to 7 days prior to your settlement date our sales team will conduct a full demonstration of the features of your new home. At the end of the demonstration you will be asked to sign a Completion Certificate confirming that your home has been completed as per the contract.