

Waiata Shores

Conifer Grove



Price List

Address	Lot Number	House Type	No. of Bedrooms	No. of Bathrooms	Parking	Floor Area (m ²)	Land Area (m ²)	Price
16 Gosper Drive	67	Stand Alone	3	2.5	1 Garage 1 Car pad	155	221	\$1,080,000



FOR SALES ENQUIRIES



Neville Garda

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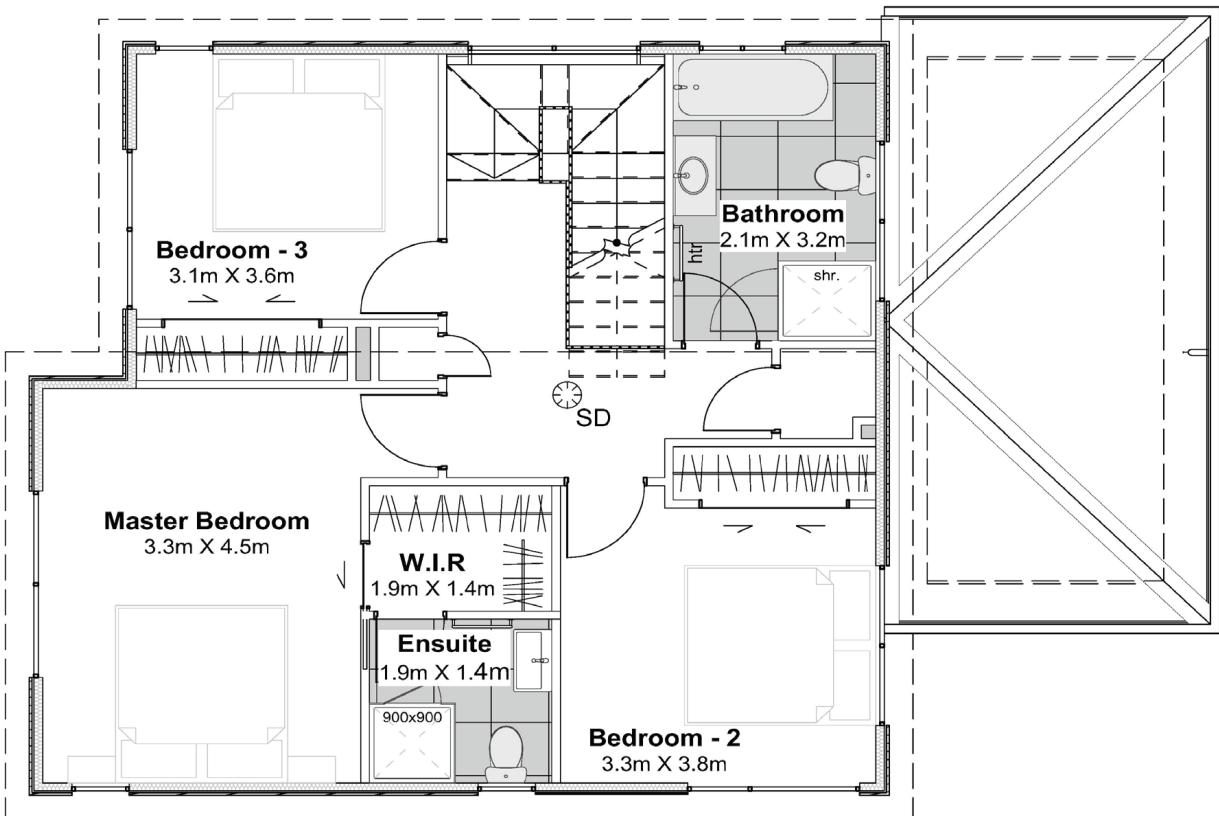
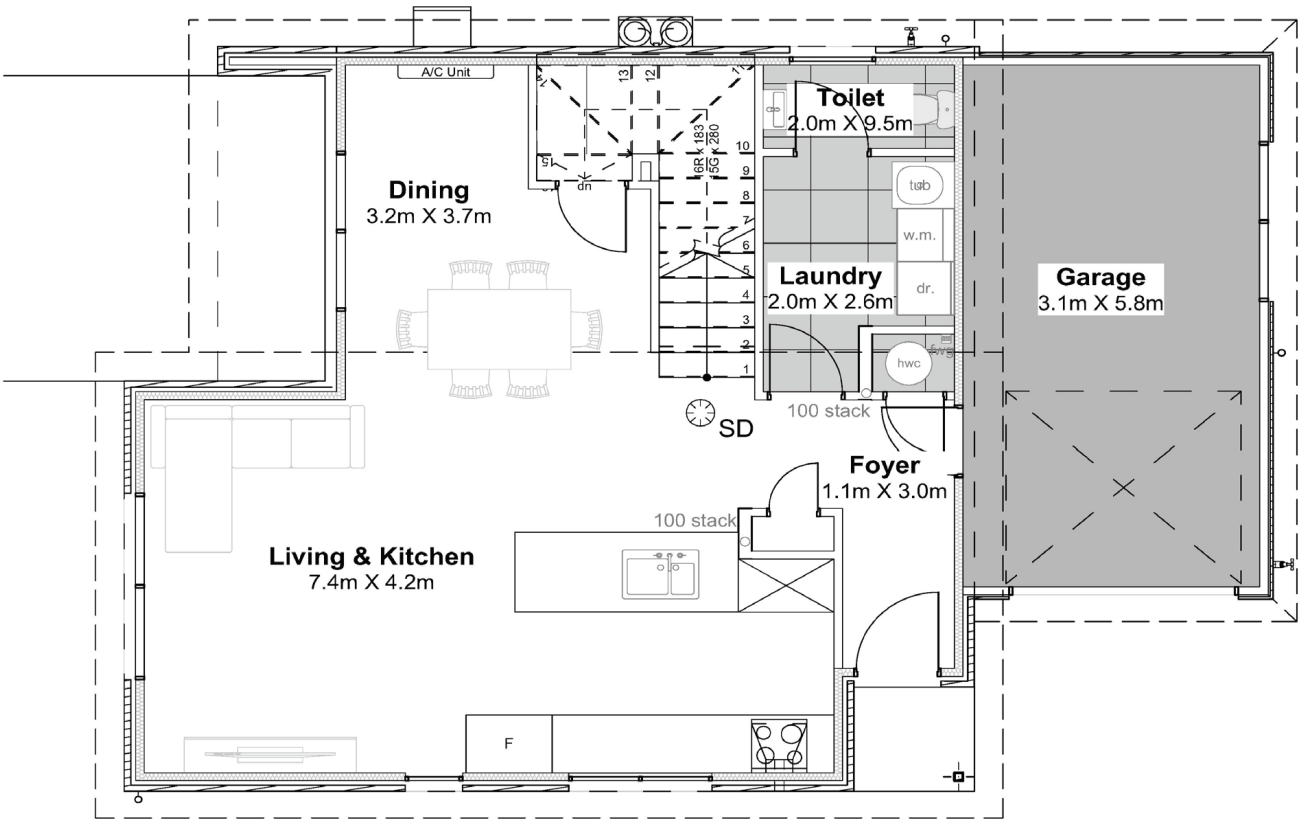


Sheryl Pohl

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027 216 1739

Ground Floor



The specifications, details and information is indicative only and subject to change.

Specifications

Roof

Main Exterior Cladding

Secondary Exterior Cladding

Third Exterior Cladding

Aluminium joinery

Front Door

Garage Door

Metal Longrun: Sandstone Grey

Linea Weatherboard: Dulux Lyttelton Half

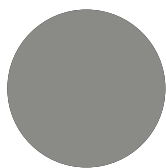
Midland Brick: Euro Modus: Toro with Jet Black Mortar

Linea Weatherboard: Dulux Castlecliff

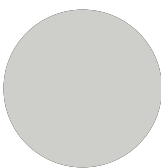
Sandstone Grey

New Denim Blue Matt

Sandstone Grey



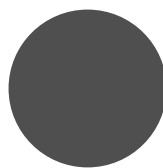
Roof Paint



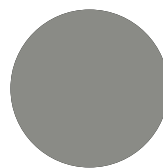
Main Exterior
Cladding



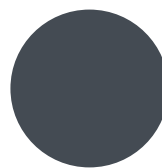
Secondary
Exterior Cladding



Third Exterior
Cladding



Joinery &
Garage Door



Front Door

INTERIOR

Wall Paint

Carpet

Flooring

Tiles

Dulux Mt Aspiring

Godfrey Hirst: Enchant 100% Wool Stonewashed

Godfrey Hirst Timber Laminate Astoria Isla Rose

Tiles: Riverstone White

Kitchen

Benchtop

Splashback

Base & Tall Cabinetry

Wall Cabinetry

Island Cabinetry

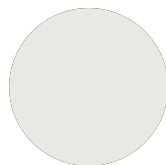
Caesarstone Georgian Bluffs

Tiles: 100x300mm City White

Melteca- Baikal Naturale

Melteca- Baikal Naturale

Melteca- Baikal Naturale



Wall Paint



Carpet



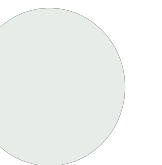
Flooring



Tiles



Benchtop



Kitchen
Cabinetry

FEATURES

- Open plan kitchen, living and dining
- Three double bedrooms
- Master with ensuite and W.I.R.
- Downstairs W/C
- Fully landscaped garden
- Single car garage

Kitchen Appliances

- Primary SMEG Oven - SFA6500TVX
- SMEG Gas Cook Top - CIR597X5
- SMEG Dishwasher - DWA6214X2
- SMEG Powerpack Rangehood - SPUM90X
- Waste Disposal

Standard Home Inclusions

All our homes come with a 10 year Master Build Guarantee to bring you peace of mind.

Build Features

- Exteriors are completed in modern materials that are easy care and long lasting
- Treated timber framing and brick cavity system
- Insulated ceiling and external walls
- Double glazed aluminium joinery to all living areas

Kitchen Features

- Quality appliances to kitchen including hob, extraction unit, electric oven, dishwasher & waste disposal
- Gas hobs
- Gas bottle for cooking
- Water feed to fridge
- Soft close drawers to kitchen cabinets
- Tiling or timber laminate flooring to kitchen/dining

Home Features

- Quality carpets
- Wall mounted heat pump
- Recessed LED light fittings
- Communication hub system
- Mains hot water cylinder system
- Freeview TV aerial installed

Bathroom / Laundry Features

- Floor to ceiling tiling in bathrooms
- Shower fitted with clear safety glass door and easy-clean trap
- Vitreous China toilet suites
- Bathroom vanities with drawers
- Heater and ducted ventilation fans to bathrooms
- Quality tapware throughout home
- Fitted mirror to bathrooms
- Heated towel rail
- Supertub in laundry

Garage & Outdoor

- Clothesline
- Outdoor patio area
- Fenced rear yard
- Landscaped front and rear yard
- Exposed aggregate driveway
- Letterbox
- Auto-opening garage door with remotes (applicable to homes with garage)

Technology

- Touchscreen security alarm system
- Keyless entry
- Pre wired for security cameras
- Exterior sensor lighting
- Upgradable switchgear to create your own "smart home"
- Future EV flush box in garage (or external if no garage in home)

Location



Terms & Conditions

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 fully 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.