



219 Thorncombe Road Te Awamutu NZ

4  2  2 

Vendor wants this home sold so the next project can commence.

Experience the razzle-dazzle with none of the hassles of building new with this spectacular spec home bearing quality mark in fast-moving Thorncombe Park.

A contemporary chef's kitchen projects on-cue culinary styling around a socially centered island ideal for hosting, boasting choices of a family room, formal dining and separate second lounge. Multiple sets of sliders engage communal areas with a paved patio sited for sun and seclusion behind full fencing.

Sleeping zones enjoy quiet separation from social spaces where two family bedrooms locate to a class-act main bathroom and the third master further benefits from ensuite convenience and walk-in.

**Type** : House

**Land Size** : 684 sqm

**View** : <https://dev.stonerealestate.co.nz/sale/nz/-/te-awamutu/residential/house/8199781>

[For full version visit the website](https://dev.stonerealestate.co.nz)

<https://dev.stonerealestate.co.nz>



ELEVATION 1  
SCALE 1:100

BUILDING ENVELOPE RISK MATRIX				
	BRICK VENEER			
	U <sub>W</sub>	U <sub>R</sub>	U <sub>SH</sub>	U <sub>GL</sub>
WIND ZONE	0	0	1	2
WIND SEVERITY	0	1	2	3
WIND DIRECTION	0	1	2	3
WIND VELOCITY	0	1	2	3
WIND PRESSURE	0	1	2	3
WIND EXPOSURE	0	1	2	3
WIND DIRECTION OVER 20MM CAVITY	TOTAL: 2			

BUILDING ENVELOPE RISK MATRIX				
	CEDAR SHIP LAP WEATHERBOARD			
	U <sub>W</sub>	U <sub>R</sub>	U <sub>SH</sub>	U <sub>GL</sub>
WIND ZONE	0	1	1	2
WIND SEVERITY	0	1	2	3
WIND DIRECTION	0	1	2	3
WIND VELOCITY	0	1	2	3
WIND PRESSURE	0	1	2	3
WIND EXPOSURE	0	1	2	3
WIND DIRECTION OVER 20MM CAVITY	TOTAL: 12			



ELEVATION 2  
SCALE 1:100



ELEVATION 3  
SCALE 1:100



ELEVATION 4  
SCALE 1:100

PRELIMINARY SET: NOT FOR CONSTRUCTION



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Design concepts and construction plans  
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**PROPOSED THORNCOMBE PARK SPEC HOME**  
LOT 2 THORNCOMBE ROAD, TE AWAMUTU

Consent is subject to all other consent conditions including local authority requirements.  
These plans are to be used in accordance with the specifications.  
Contractor shall be responsible for maintaining the building and any necessary repairs to be added to the bill of materials. Plans are for information only and do not constitute an offer. It is the responsibility of the contractor to verify all dimensions and specifications with the local authority.  
All dimensions are to the finished work unless otherwise stated.



DRAWING: JT & DC  
REFERENCE: NV1000

ISSUE SET	DATE: 07/11/2018
REVISION:	
SHEET: 05 OF 13 SHEETS	

