





76 Woodlands Lane Te Awamutu NZ

4  2  2 

This is the epitome of fine living. Why build when you can purchase a modern double glazed home, in a quiet cul-de-sac location, with all the right content.

Four double bedrooms - master with ensuite and walk-in-wardrobe, very stylish bathrooms, three toilets and two separate living areas with a very expansive dream kitchen and impressive scullery.

Built for outdoor entertainment and being privately situated off the road the property gives a feeling of peacefulness.

A home so tempting you will want to move right in and almost immediate possession would be available.

W.D.C. Rates: \$2,688.00 (approx.)

E.W.C. Rates: \$369.00 (approx.)

Area: 1121m2 (approx.)

Type : House

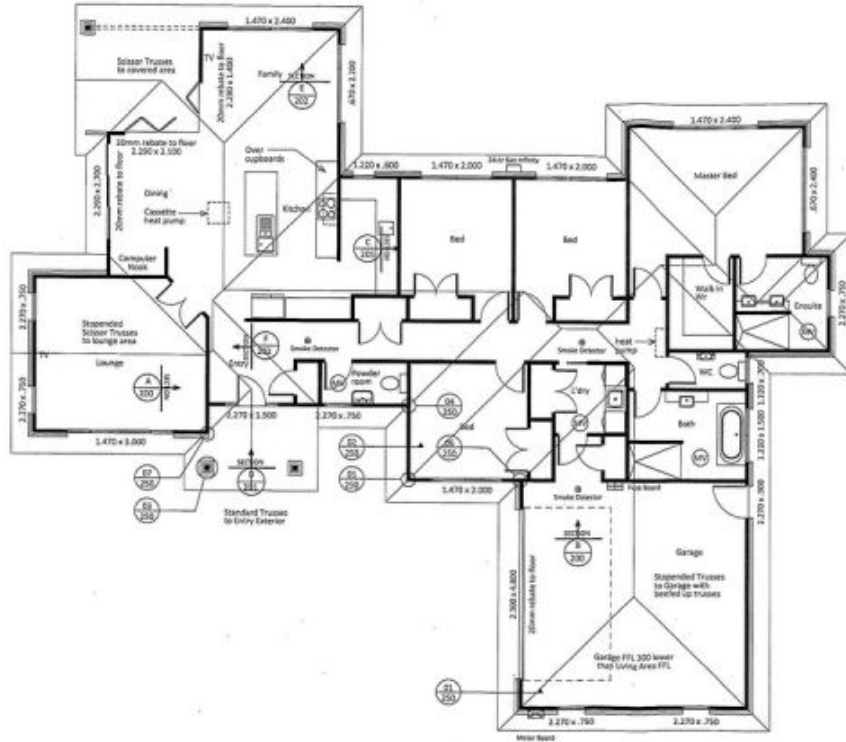
Land Size : 1121 sqm

View : <https://dev.stonerealestate.co.nz/sale/nz/-/te-awamutu/residential/house/8199789>

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

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Contributor to comply with NZS 3604:2011. All submissions are approved in writing by the designer. All dimensions to be confirmed on site. All structural design to be done in accordance with NZS 3604:2011. Fire safety, otherwise specified. Read plans in conjunction with Specification. Contact the designer immediately should any discrepancies arise.



- Safety glass to bathroom windows
- 150 dia extract fan ducted to outside
- Wet area walls and ceilings painted with sealer and 2 top coats of enamel or waterborne enamel
- Seal vanities and basins to painted walls with Sikaflex Wet Area before any tile installation
- Seal WC to floor with Sikaflex Wet Area
- 20mm gap to shower entrance with floor and shower walls waterproofed with Supaflex System by approved applicator
- See Foundation details for shower rebate details

Living Area - 128.00 m²
 Garage Area - 45.66 m²
 Total Floor Area - 173.66 m²
 Floor Perimeter - 88.62 m
 Area Over Bricks - 240.16 m²
 Perimeter Over Bricks - 65.80 m



SHEET TITLE:
 Floor Plan

PROJECT:
 Wood Residence - 76 Woodlands Lane, Te Awamutu - Lot 5 DP 465967

SCALE: 1:100	DATE: 08.12.15
DRAWN: 12.03.15	REVISION NO: 3
ISSUE DATE: 24.1.16 BY: HFW/ST/AM/PL/LSM/MS/15/15/15	

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