

20 Fitzherbert Road,
Wainuiomata,
Lower Hutt, Wellington

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The Development

20 Fitzherbert Road, Wainuiomata, Lower Hutt offers 10 architecturally designed 2-bedroom townhouses just a short drive from Hutt Central and Wellington Central.

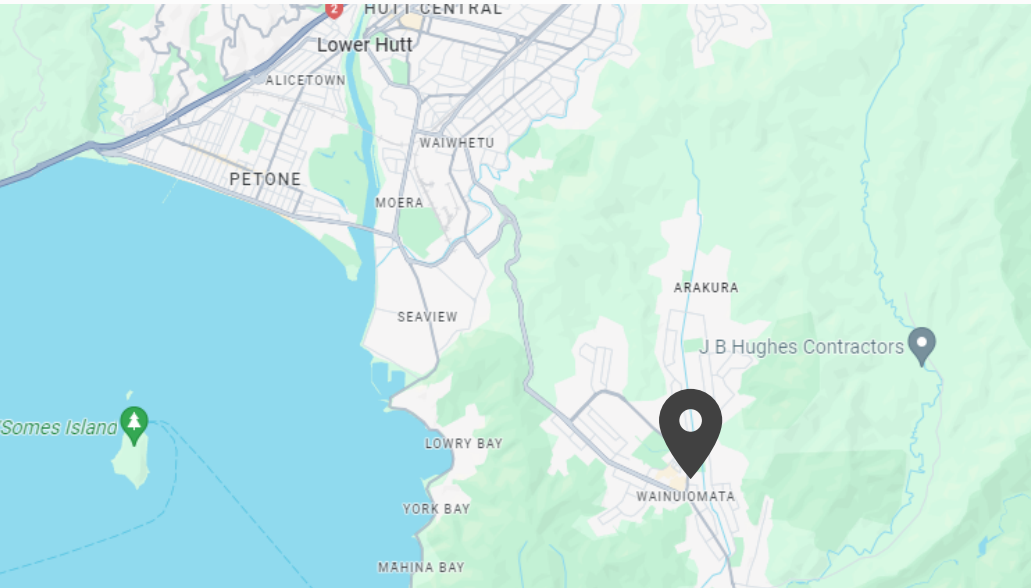
As you enter the property, you'll be greeted with the open-plan kitchen and living area. The stylish kitchen features a Prime Stone benchtop and 3D Chevron Whole splashback complemented by Bestwood Melamine joinery. It's been designed with functionality in mind and comes with quality Samsung appliances. The living area opens out to a private patio area where you can enjoy alfresco dining. On this level you'll also find the laundry cupboard and for units 3-10 a handily located guest toilet.

As you head upstairs, you'll find the linen cupboard for additional storage, the comfortable bedrooms, both with in-built wardrobes, and the stylish bathroom featuring a fully tiled shower for easy cleaning.

All townhouses are fitted with a keyless front door system, a heat pump, Samsung appliances as well as blinds throughout, which makes this a truly turnkey property, ready to be lived in on completion.



Location



20 Fitzherbert Road is located in the heart of Wainuiomata surrounded by forested hills. This convenient location has local cafes, convenience stores, supermarkets a medical centre, and the local shopping centre all within walking distance.

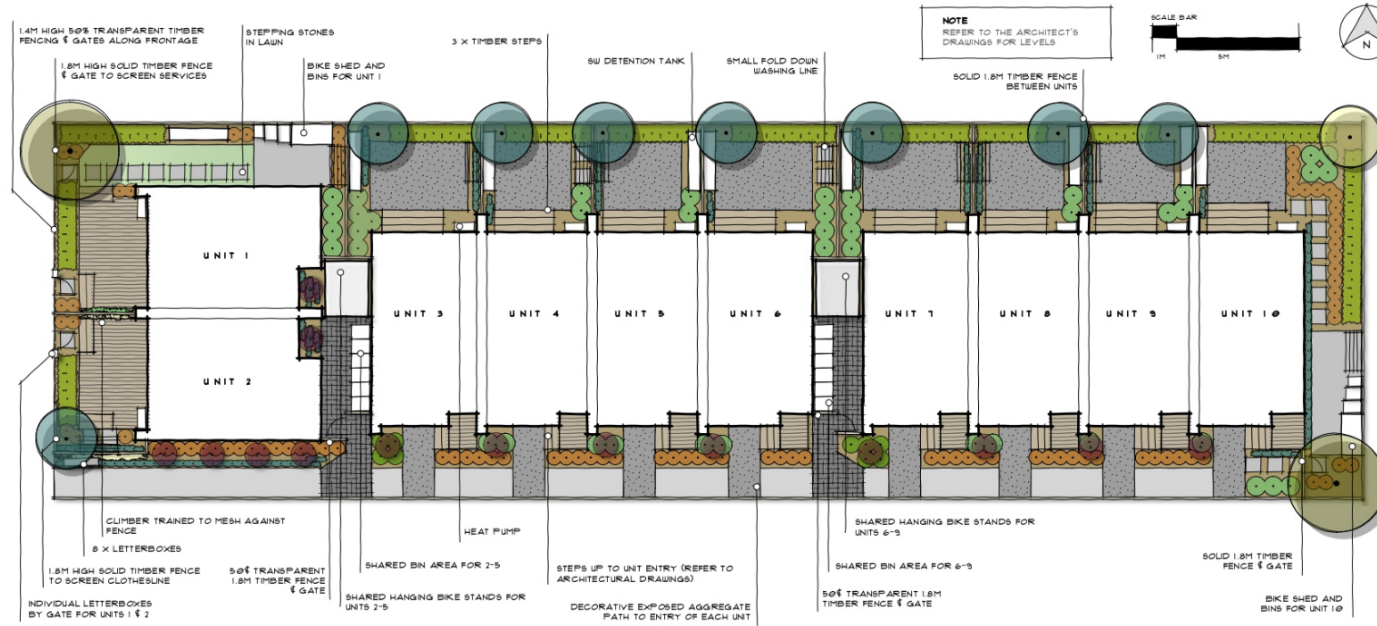
- Wainuiomata Mountain Bike Park 2.6km
- Wainuiomata Intermediate 2.2km
- Wainuiomata High School 1.6km
- Countdown Wainuiomata 700m
- Wainuiomata Shopping Centre 100m
- Hutt City Health 43m

Amenities





Site & Landscaping Plan



SURFACES KEY	
(33.55 % PERMEABLE)	(22.40 % LANDSCAPING)
TOTAL SITE AREA 816 M ²	
GARDEN BED (DARK MULCH)	110.78 M ²
LAWN	12.08 M ²
EXPOSED AGGREGATE WITH DECORATIVE SAW CUTS	106.80 M ²
TIMBER DECKS & STEPS	65.81 M ²
STANDARD CONCRETE	55.64 M ²
PERMEABLE PAVING	28.7 M ²

PLANT IMAGES										
CLEMATIS INTEGRIFOLIA	LISERTIA NODOSA	DIANELLA LUTEA	TRACHELOSPERMUM JASMINOIDES	HEBE URAIENSIS	PSEUDOPANAX FEROX	GRISELINIA BROUSSAIENSIS	LOMATIUM	PRUNUS KANZAN	SOPHORA MICROPHYLLA	PYRUS ARISTOCRATA

NOTE
THIS PLAN IS AT A CONCEPTUAL LEVEL
SUBJECT TO FURTHER DESIGN DEVELOPMENT
IT IS NOT TO BE SCALED OFF OR USED FOR
ANY CONSTRUCTION PURPOSES

Floor Plans



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Units 1-2




GROUND FLOOR

Units 3-10

Specifications

Building Specifications




HEALTHY HOMES


All Wolfbrook developments comply with Wolfbrook Residential and its partners meet or exceed the requirements of the Residential Services Healthy Homes Standard (Regulation 2019)

Construction	<p>Waffle Foundation Slab</p> <p>Roofing: 90mm Gtd Insulation</p> <p>Interference Wall: GB Interference Barrier System</p> <p>Wall Insulation: Pink Batts R2.0 (Or Similar)</p> <p>Roof Insulation: Pink Batts R4.0 (Or Similar)</p>
Exterior	<p>Roof: Colorsteel rib profile roofing</p> <p>Windows & Door Joinery: Colorsteel</p> <p>Exterior Cladding: James Hardie Eas-Vertical Weatherboard & Rockcrete Integra panel & plaster render system</p> <p>Windows & Door Joinery: Double glazed powder coated aluminium</p>
Internal	<p>Ceiling Heights: 2.6m Throughout</p> <p>Internal Doors: Paint Smooth finish radiuse Core</p> <p>Lining: Painted OGI Level 4 Plaster</p> <p>Wardrobe Joinery: Pre-finished 6mm Whiteboard</p> <p>Water Healer: 800 Electric hot water cylinder</p> <p>Lighting & Electrical: LED Recess Down Lights</p>
Bathroom	<p>Shower Base: Atlanta Easy Tile 4 Angle 2 Wall Shower - Pacific Mist Lappato</p> <p>Shower Walls: Tiles - Pacific White Lappato</p> <p>Shower Opening: Frameless Glass Door</p> <p>Fittings: Omega Auto Fittings - Chrome</p> <p>Tub: Metabac - Granite Toilet - Back to wall</p> <p>Vanity: Zeus Steel Hung In Honey Ash Timberland with White Top - 750mm</p> <p>Mirror: Wall Hung Mirror Cabinet in Honey Ash Timberland - 750mm</p> <p>Wall Heater: Samea Bathroom Heater - Stainless Steel</p> <p>Heated Towel Rail: Eureka Heated Towel Ladder - Chrome</p> <p>Tile Spigotbook: Pacific Mist Lappato with Aluminium Trim</p>
External Works	<p>Landscaping: Equipped aggregate paths - refer landscaping plan</p> <p>Planted with a mixture of plants and trees as per landscape plan</p>

Chattels



The Schlage Lock™ S2 Smart Entry lock is packed full of features that give homeowners unparalleled control over access to their home.



Samsung Stainless Steel 60cm Built In Oven

Ascent Power Frick Rangehood

Samsung Stainless Steel Dishwasher

Samsung Ceramic Cooktop

Fulfil's 5 litre washing up with baskets to ground floor


Blinds

Garage / Bike shed on per plans

Fold-down washing line

Bondesign™ Letter Box

Digital Touch Pad - Schlage Lock™ S2 - Black



Fujitsu 5.4kW Heat Pump

Its compact, slim design fits any interior and the many clever features will add more power savings, convenience and healthier fresh air to create your warm and comfortable environment.

Interior & Exterior Finishes

Exterior Finishes	<p>Roof: Colorsteel Grey Flare</p> <p>Window Joinery: Grey Friars</p> <p>Plaster: Resene Double Sealing*</p> <p>Acorn Weatherboard: Resene Grey Area and Resene Foundry*</p> <p>Entrance Door: Grey Friars</p>
Interior Finishes	<p>Hard Flooring: Godfrey First Vagha Vinyl Plank in Mocha*</p> <p>Carpet: Helix in Cobble Bay in Helix with Trims Underlay</p> <p>Tiles: 600 x 600 Tiles in Pacific White Lappato & Pacific Mist Lappato*</p>
Colour Scheme	<p>Ceiling: Dulux Mitte Lighting</p> <p>Trims, Doors & Windows: Dulux Mitte Lighting</p> <p>Walls: Dulux Half Hazet</p>
Kitchen	<p>Benchtop: Prime Classic Collection - Pogonoo Polished*</p> <p>Cabinetry: Bestwood Melamine - Simply Eucalyptus Timberland & Melba Te White</p> <p>Handles: Accurate - Samea Handle - Brushed Nickel</p> <p>Sink Mixer: Omega Auto-Gosensack Sink Mixer - Chrome</p> <p>Appliances: Samsung - Stainless Steel</p> <p>Spigotbook: 30 Chevron White - Applique</p>

We have used Prime Stone Benchtops in this development. Prime Stone is a high quality, engineered stone that is low maintenance, hygienic, easy to clean and with an excellent ability to resist stains and bacteria. It's made up of at least 93% natural quartz and 7% resin. It's a beautiful addition to our kitchen designs and a timeless option.







Rental Appraisal



30 November 2021

Thank you for the opportunity to appraise the 10 townhouses at **20 Fitzherbert Road, Wainuiomata, Lower Hutt.**

In close proximity to Bryan Heath Park, Countdown Wainuiomata, health providers and public transportation, the townhouses at 20 Fitzherbert Road will make an attractive rental option.

- **Units 1 and 2 = 2 bedrooms and 1 bathroom. I have appraised the weekly rental for this unit at \$530.00 / week in this current market.**
- **Units 3 - 10 = 2 bedrooms and 1.5 bathrooms. I have appraised the weekly rental for this unit at \$550.00 / week in this current market.**

Should you have any questions regarding the above, please do not hesitate to give me a call.

Andy Cleverley | **Manager**
Wolfbrook Property Management

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