



**4 OGILVIE AVE, GREENHILL PARK
HAMILTON**



FOR SALE - HOUSE AND LAND PACKAGE

This attractive 160sqm 3 bedroom home, has been cleverly designed to ensure all your needs are taken care of. A spacious open plan living with designer kitchen and office nook, opens up onto the north-facing back yard leaving room to play or socialise.

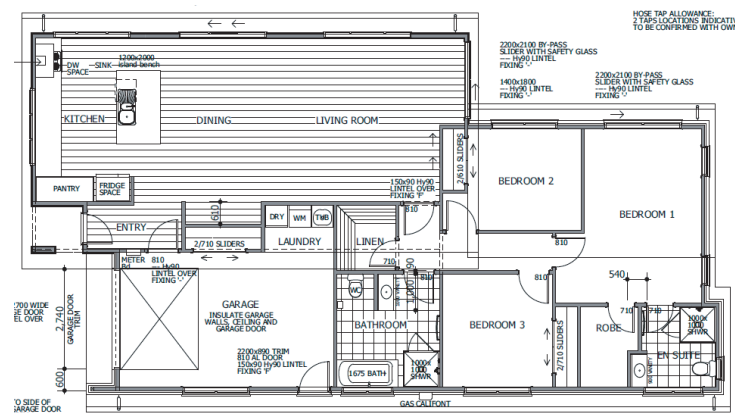
KEY FEATURES

Brick and linea construction

Long run roofing

Designer kitchen with stone bench top and Bosch Appliances

Quality fixtures and fittings



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RED DEVELOPMENTS

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Home size: 158.9m²

Site Size: 346m²

SITE WORKS & FOUNDATIONS

Rib Raft Foundations
Engineer designed
dig out to Engineers specifications

GUARANTEE

10 Year Built guarantee

EXTERIOR

Dimond long run colour steel in flaxpod
Coloursteel fascia in flaxpod
Classic gutters in flaxpod
White textured painted 70 series brick
James Hardie Oblique cladding
Parkwood Strata Entry Panel door
Fairview Residential suite double glazed Joinery with Urbo hardware
Windsor Smooth insulated garage door in flaxpod
Half black concrete to outdoor living areas
Exposed Aggregate full black oxide driveway & entry
Clothesline & letterbox
Fencing to 3 boundaries
Gardens as per landscaping plan

INTERIOR

Grooved hollow core doors with paint finish
Lockwood Hakea Door handles
2.4m stud height
55mm GIB cove to all rooms
13mm GIB ceilings, 10mm GIB walls
10mm Aqualine GIB to bathrooms
60mm Single bevel Architrave
60mm Skirting to laminate areas and 90mm to carpet
insulation - R3.2 Ceiling & R2.2 Walls
Wire shelf & rail in wardrobes
5 wire shelves in linen and storage cupboards
Melteca system in WIR

ELECTRICAL

LED recessed lights
Exterior sensor lights
extract fan
Recessed TV power, hardwired internet to living and master, internet hub, USB powerpoints in bedrooms
Mitsubishi 7 KW High wall heatpump

STUDY NOOK

Laminate bench top with Melteca overhead cupboards & LED strip light

KITCHEN

White melamine interior with pvc edges
Exterior standard colour range on 18mm MDF
Prime stone bench top
Under mounted kitchen bowl
Raymor Carlton kitchen mixer
Blum hinges & Soft close drawers
Bosch 6 burner 900mm freestanding oven
Bosch Canopy Rangehood
Bosch undercounter dishwasher
Insinkerator ID56

TILING

600 x 600 concrete look floor tiles in bathrooms & laundry
100mm upstands in bathrooms and laundry
Wall tiles 300 x 600 white ripple, floor to bottom of window height in bathrooms
Splashback in kitchen & laundry - white subway tile

CARPET & LAMINATE FLOORING

Abode Chateau 48oz solution dyed Nylon
12mm foam carpet underlay
Garage Carpet
Quickstep Majestic to entry, kitchen, dining, living

PAINTING

Double Alabaster ceiling, doors, architraves, skirtings
Double black white walls
Double Alabaster to soffits
Seafog on bricks
Flaxpod on linea

PLUMBING & GAS

Rinnai Infinity VT26
Natural Gas
Water plumbing to fridge
Hose taps as per plans
Englefield Valencia acrylic Shower with black surrounds
Raymor shower mixer & slide shower - black
Raymor Carlton bath mixer/spout & basin mixer
Newtech evoke 5 bar HTR
Raymor boston II toilet roll holder
Raymor brighton 900mm 2 drawer vanity
Englefield Valencia BTW bath, toilet

LAUNDRY

Laminate benchtop with undercupboard
Raymor broadway mixer with pullout