



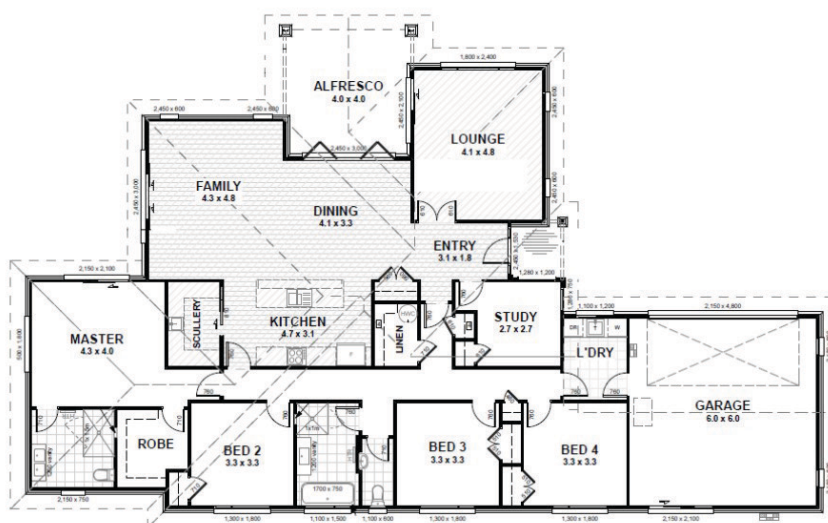
HOUSE & LAND PACKAGE

LOT 398, 11 The Meadows Drive, Hamilton

Floor Area **250 m²**

- > 4 bedrooms and office
- > Open plan living with separate lounge
- > 2.7m ceiling height to living areas
- > Covered alfresco area
- > Gerard Corona textured roof
- > Brick cladding from the Downey designer range with feature Linea weatherboards
- > Custom designed kitchen and scullery
- > Ensuite and walk in robe to master bedroom
- > Separate laundry
- > Heating allowance for ducted system
- > Tiled showers and quality tapware
- > Floor coverings – carpet, ceramic tiles and laminate
- > Lawns, fencing, letter box and clothesline
- > Exposed concrete driveway and patios up to 150m²
- > Allowance for building consent fees, earthworks & connections to services

Exclusions; Landscaping planting, valuation fees, stone pillars, and window coverings (drapes and blinds)



bringing design to life

Available from
\$1,039,750.00