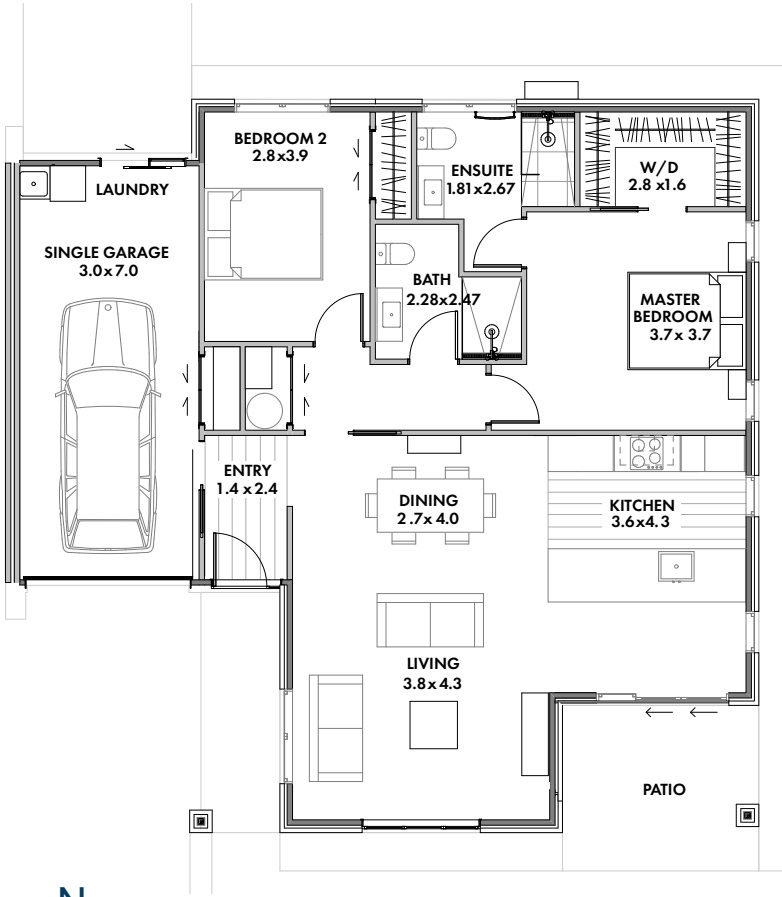




You have so much more to gain



Berkeley

If your looking for a two bedroom home, built with the sun in mind, then the Berkeley could be just the thing. Open plan living is on offer with a sunny nook in front of the kitchen feeding out to a covered patio to provide some shade over the sunny summer months. The main bedroom features a large ensuite and generous walk in wardrobe. A separate bathroom is available for guests making it easy to have visitors.

- Duplex
- Two bedrooms
- Single garage
- En-suite with spacious walk in shower
- Separate guest bathroom
- 123m² (including garage)

2 BEDROOM OPTION | DUPLEX

Disclaimer: Please refer to the architectural plans as these are a guide only and subject to change.

				
123m ²	2	2	1	1

Unit Standard Features

General Construction

- All framing H1.2 treated timber
- Roof - metal roof tiles
- Bricks - NZBD clay bricks
- Standard 2.4m ceiling height
- All windows double glazed with aluminium joinery
- Level entry main doors
- Concrete patio

Flooring

- Non-slip timber planking to entry and kitchen, non-slip tiles to bathroom and ensuite
- Carpet - Solution dyed nylon

Heating

- Wall mounted heat pump
- Water heating - Electric, mains pressure, 180 litre hot water cylinder
- Underfloor heating to ensuite

Kitchen

- Custom built kitchen, design as per kitchen plan
- Benchtop - Engineered stone
- Soft close drawers
- Water piped to back of fridge space
- Oven - Stainless steel 60cm wall oven
- Hob - 60cm glass-ceramic radiant cooktop
- Rangehood - Built in powerpack rangehood
- Food waste disposer
- Stainless steel dishwasher
- Tiled splashback

Bathroom/Ensuite

- Non-slip tiled, level entry, showers with wall tiles
- Toughened glass surrounds
- Heated towel ladder
- Extractor fan vented to exterior
- Wall mounted fan heater
- Comfort height toilets

Garage

- Automatic garage door with remote opener
- Garage Floor - Carpet
- Insulated garage door
- Laundry tub

Peace of Mind

- Master key system
- Emergency call system
- Monitored smoke alarms



You have so much more to gain

If you still have any questions or require further explanation, please phone **0800 KARAKA**
Email: sales@karakaestate.co.nz
The Stables Village LP.

Developed and managed by Karakas Pines Villages LP.

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