



# Berkeley

## Berkeley

2 BEDROOM OPTION | DUPLEX

*You have so much more to gain*

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 patio. 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.

*Artist impression only. Please refer to the architectural plans as these are a guide only and subject to change.*



123m<sup>2</sup>



Ensuite & bathroom



2



1 or 2



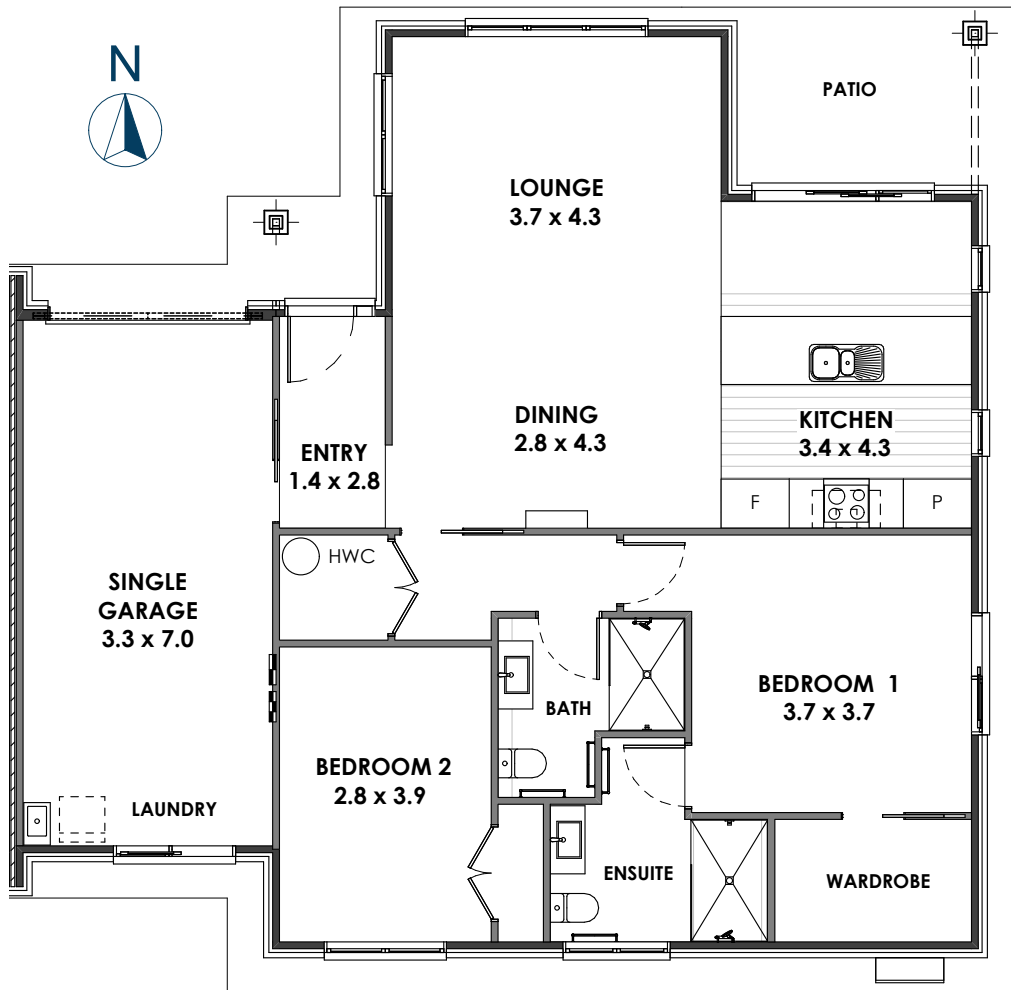
1

# Berkeley Unit Standard Features

\*PRICE:

UNIT:

DATE: / /



## General Construction

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

## Flooring

- Vinyl planking to entry and kitchen
- Non-slip tiles to bathroom, ensuite or WC
- Carpet - Solution dyed nylon

## Heating

- Wall mounted heat pump
- Water heating - Electric, mains pressure, hot water cylinder

## 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

## Kitchen

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

## Garage

- Automatic garage door with remote opener
- EV charger
- Garage floor - Carpet
- Insulated garage door
- Laundry tub
- External screened clotheslines

## Peace of Mind

- Master key system
- Emergency call system 24/7
- Monitored smoke alarms



If you still have any questions or require further explanation, please phone **0800 KARAKA (527 252)**

*Developed and managed by Karaka Pines Villages LP.*

[www.karakapines.co.nz](http://www.karakapines.co.nz)

Karakapines Rototuna is a registered village under the Retirement Villages Act 2003.

*\*The price displayed on this document is current as of the date provided, but it is subject to change due to market fluctuations, material costs, and other factors. We cannot guarantee this price at a later date. For the most up-to-date pricing and availability, please contact our sales team. This document is for informational purposes and does not constitute a binding agreement. Karaka Pines Villages reserves the right to make pricing and specification adjustments without prior notice.*