

18A McLARIN ROAD

KAHAWAI POINT

GLENBROOK, AUCKLAND

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DREAM HOME, DREAM LOCATION

This property provides it all - coastal location, affordable family lifestyle, together with a brand new home, only 15 minutes to Waiuku Village or 20 minutes to Pukekohe.

Your dream home and location could be yours sooner than you think, with resource and building consented plans ready to go.

Situated on a north facing 614m^2 site, this 202.26m^2 home features modern kitchen / scullery with high end appliances, four bedrooms, two bathrooms, two lounges, leading out to separate decks capturing morning and afternoon sun, ideal for family and friends' gatherings.

The master bedroom includes ensuite and walk in wardrobe as well as a stylish bathroom for the other three bedrooms. There's plenty of room for family and visitors.

Double garaging with internal access and off street parking provides options for vehicles or maybe even a boat as the boat ramp is only a one minute drive away.

Kahawai Points walking trails, stunning water views, close proximity to primary and secondary schools and amenities ticks all the boxes for this being your home.



COASTAL LIVING - KAHAWAI POINT

This section is located on the spectacular shores of the Manukau Harbour and surrounded by beautiful New Zealand coastline, that combines quality community and stunning, high-standard, affordable housing.

Kahawai Point is southern Auckland's jewel in the crown. It is located at the junction of the stunning Taihiki and Waiuku Rivers. It offers a very safe coastal rural haven away from the hustle and bustle of downtown Auckland.

The area boasts an enviable setting where you can experience the pleasures of rural countryside, coastal walkways or spectacular safe, sandy beaches.

Located 15 minutes drive from Waiuku and 20 minutes from Pukekohe, KPDL's Masterplan emphasises space as a key to preserving the stunning natural scenery. The Kahawai Point Masterplan is designed to sensitively embrace around 800 coastal homes across a number of residential development stages. Currently, multiple builders are active at Kahawai Point including – GJ Gardner Homes, Jennian Homes, Stonewood Homes, Navigation Homes, Stroud Homes and Signature Homes.
Today, Kahawai Point has a thriving community of around 300 people and promises the very best in coastal riverside residential living.



LOCATION



KAHAWAI POINT VISION

The vision for Kahawai Point is to create a 'coastal jewel' by providing the Glenbrook area with diverse and quality public spaces and housing; to create a distinct physical and cultural identity whilst fitting in with the natural coastal setting.

















BUILD SPECIFICATIONS

GENERAL SPECIFICATIONS

Internal Doors	Paint finish flush panel MDF doors Gib sliders to robes
Entry Door	Door in an aluminium frame
Hardware	E-Lok
Windows	Double glazed, powder coated aluminum
Electrical	LED lighting, sockets, general connections, phone and tv jacks, heated towel rails
Heating	Fujitsu 6kw heat pump
Water Heater	
Paint	Resene
Roof	Metalcraft T-Rib
Fascia	Colour Steel
Gutter	Colour Steel
Downpipes	Colour Steel
Cladding	Combination of Austral Bricks and JH Oblique or Weathertex upgrade

BATHROOMS

Shower	Tiled
Basin	Freestanding Basin, upgrade to double
Heating	Chrome heated towel rail
Mirror	Mirror over Basin
Tapware	Chrome basin, shower, kitchen mixer
Toilet	Back to wall soft close

EXTERNAL

See quotes or specifications on plans

Taps x2

INTERIOR LINING

Insulation Batts R 2.6 wall batts, R 3.6 ceiling batts

Gib Walls and Ceilings Standard Gib to engineer requirements

Gib Stopping Level 4 finish, square stop to ceiling

Skirting and Architraves MDF 60mm square finish skirting, 40mm square finish architraves, pine skirting to wet areas

APPLIANCES

Oven	Fisher and Paykel 60cm built-in oven
Hob	Fisher and Paykel 60cm ceramic cooktop
Dishwasher	Fisher and Paykel stainless steel integrated dishwasher
Rangehood	Fisher and Paykel 90CM

INTERNAL FITTINGS

Tiles

Carpet

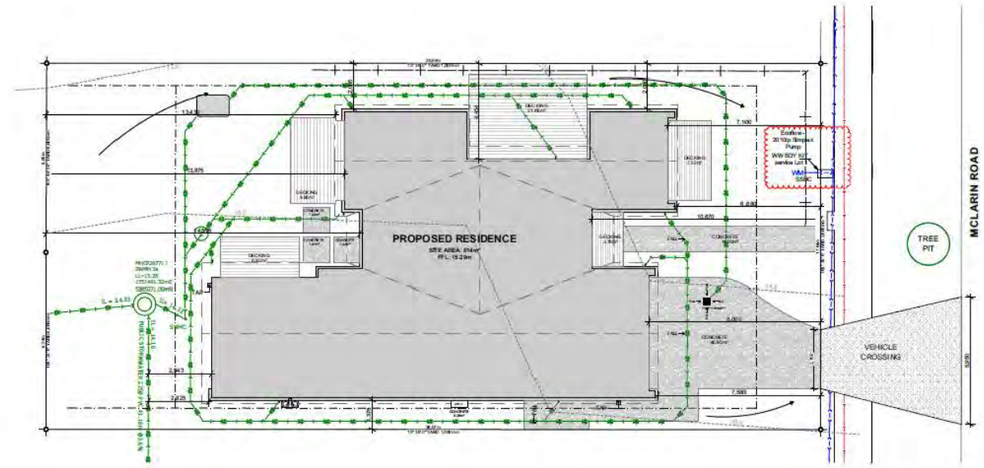
Kitchen Cabinetry	MDF Melamine finish
Kitchen Bench	UCS Marble
Splashback	30mm Engineered stone
Sink	Singlel stainless undermount

Hard Flooring

CHATTELS LIST

Cooktop
Dishwasher
Fixed Floor Coverings
Heat Pump and Remote
Heated Towel Rail
Letterbox
Light Fittings
Mirror above Basin
Oven
Rangehood
Smoke Alarms Pursuant to Building Code Requirements
Wardrobe Joinery

SITE PLAN



FLOOR PLAN



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