

5 Dyer Street

Lower Hutt

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At a Glance:

A total of 14 townhouses across four blocks.

5 × 3-bedroom townhouses
9 × 2-bedroom townhouses

- Open plan design with outdoor entertainment space
- High quality finishes and appliances
- Walking distance from main bus and train routes
- Walking distance from local shops & cafes
- Easy access to local parks and playgrounds
- Clean, modern claddings and colour scheme
- Integrated laundry package
- Easy-care living
- Guest WC for all townhouses
- Above code specification for insulation
- Fireproof (60min burn time) & soundproofing offers exceptional isolation between townhouses
- 12 month replacement guarantee on landscape planting





Indicative Perspective – Blocks B & C

Indicative Perspective – Block A



Indicative Perspective – Block D



Indicative Perspective – Blocks B & C



Indicative Perspective – Open plan living (TH1)

Inside

Every townhouse we build has been thoughtfully designed to maximise natural light, privacy and use of space.

As you step inside it's what you won't see that makes the biggest difference, like the cozy feeling you get from the above-code insulation, double glazed windows, and the sound separation created by the intertenancy wall system.

All the materials, fittings and appliances are from reputable suppliers to give you peace of mind and provide a robust home that will stand the test of time.

Indicative Perspective – Open plan living (TH1)





Indicative Perspective – Integrated Laundry Package

Inside

Every kitchen is custom-designed and installed to a high quality by Mastercraft Kitchens, one of the best suppliers in Lower Hutt.

Indicative Perspective – Kitchen (TH11)



Indicative Perspective – Bathroom



Indicative Perspective – Bedroom



Ropata Health Hub



Avalon Park

Around

5 Dyer Street is in Eponi, within the heart of Lower Hutt. Local kindergartens, playgrounds, daycare, schools, medical centres, sports fields and cafes are just around the corner, with easy access to central Lower Hutt and the motorway in less than 10 minutes.



Brew'd Bar

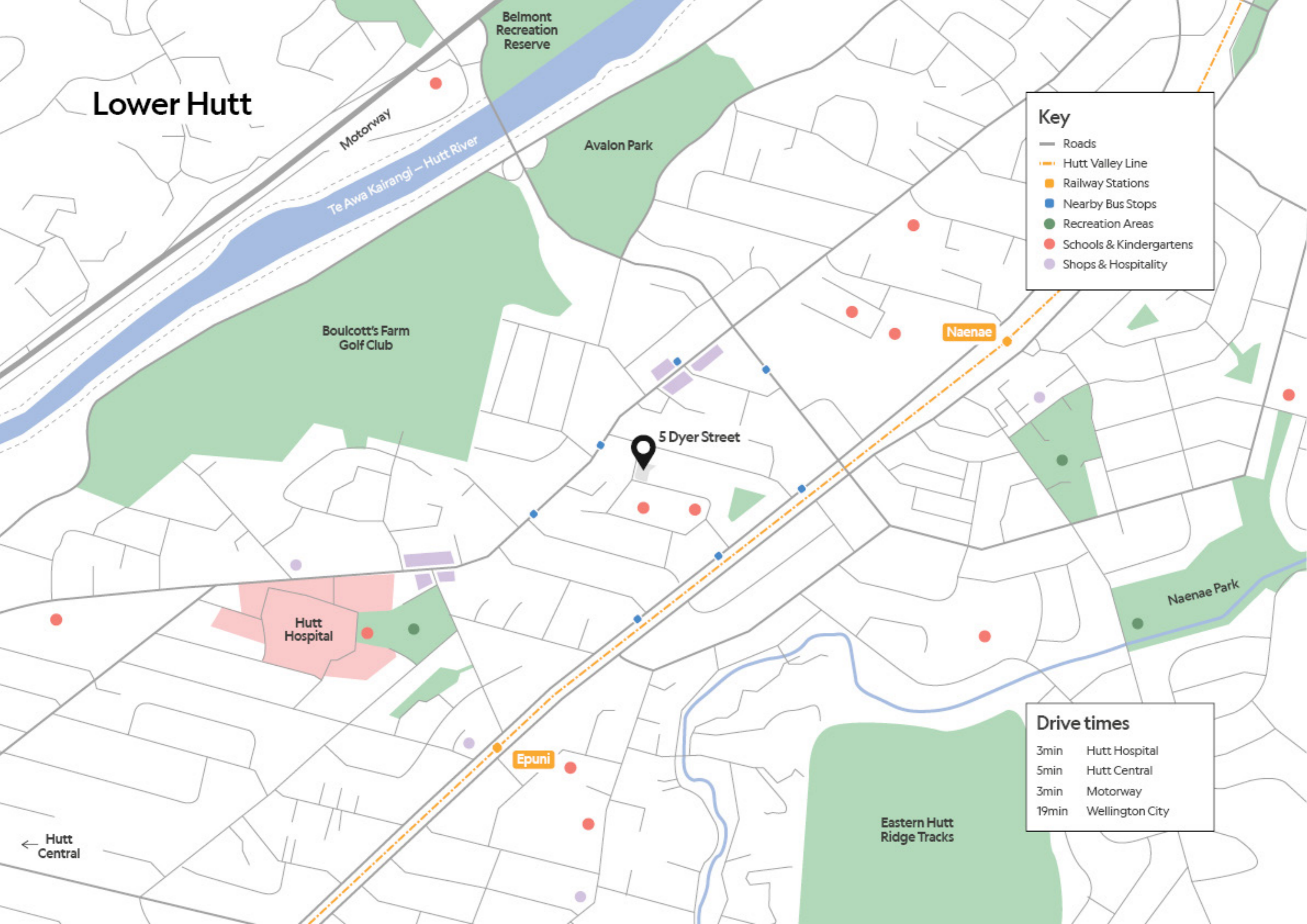


Janus Bakkerij



Boulcott's Farm Heritage Golf Club

Lower Hutt



Key

- Roads
- - - Hutt Valley Line
- Railway Stations
- Nearby Bus Stops
- Recreation Areas
- Schools & Kindergartens
- Shops & Hospitality

Drive times

3min	Hutt Hospital
5min	Hutt Central
3min	Motorway
19min	Wellington City

← Hutt Central

Indicative Aerial View



Block D
Townhouses 12-14

Block C
Townhouses 8-11

Block A
Townhouses 1-3

Block B
Townhouses 4-7

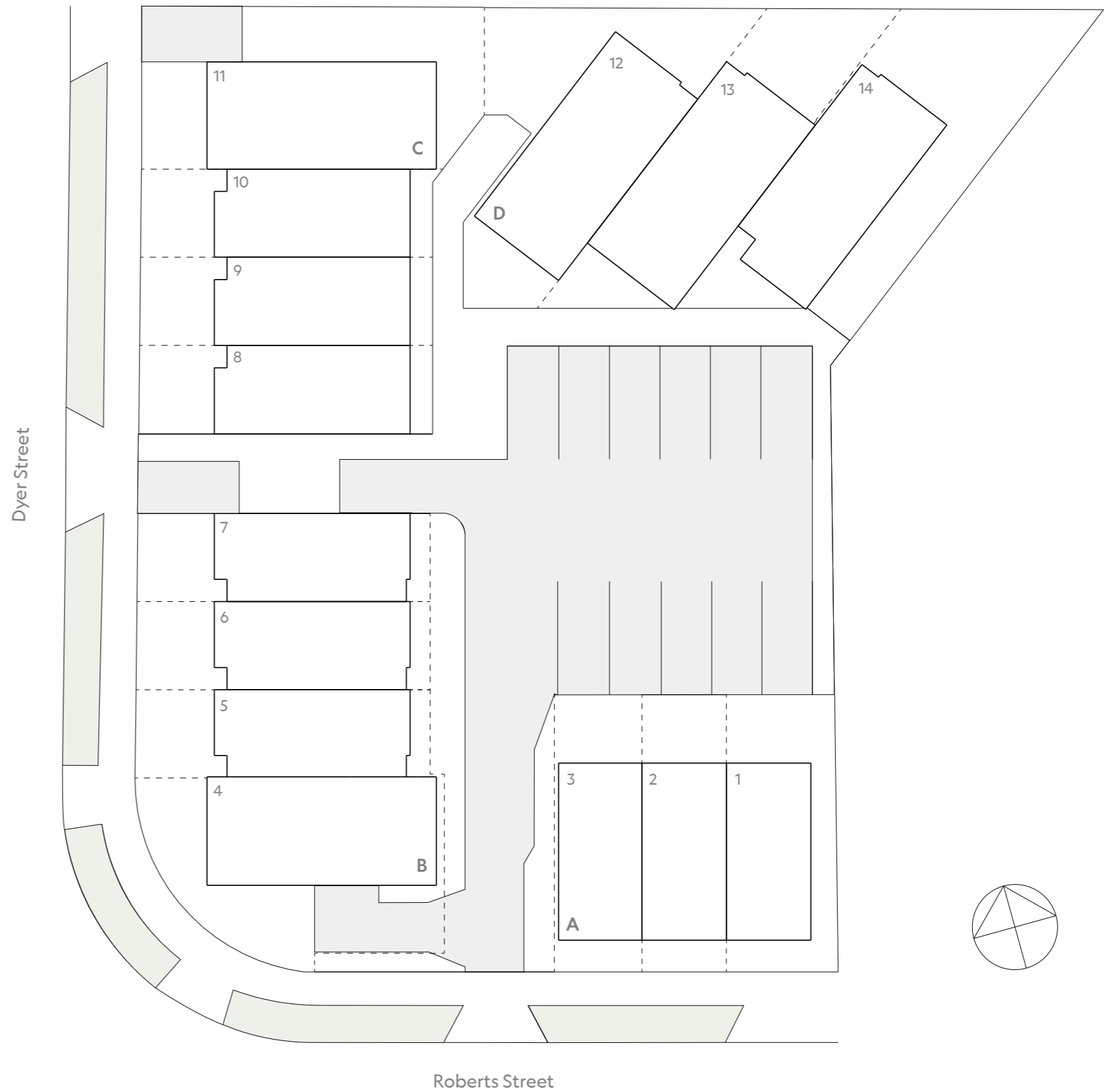
Dyer Street

Roberts Street



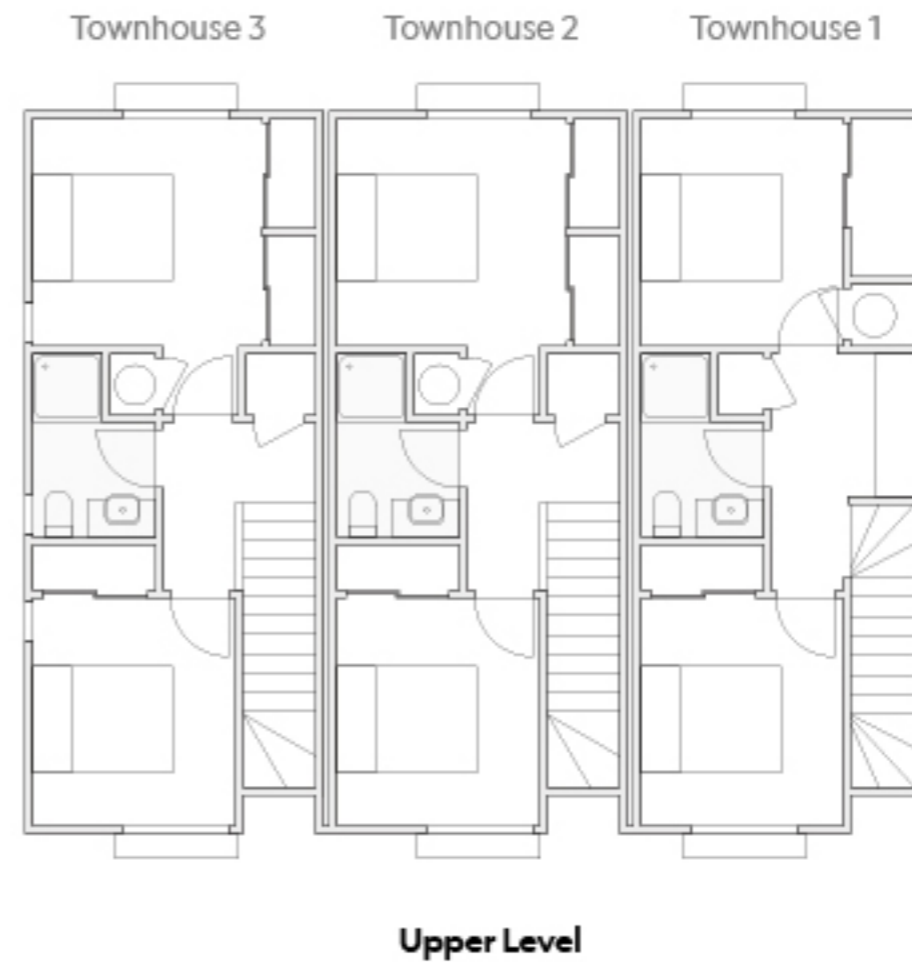
Site Plan

TH	Beds	Baths	Guest WC	Lot (m ²)	Interior (m ²)
1	2	1	Yes	69	68
2	2	1	Yes	53	68
3	2	1	Yes	55	68
4	3	1	Yes	113	104
5	2	1	Yes	58	72
6	2	1	Yes	59	72
7	2	1	Yes	59	72
8	2	1	Yes	59	72
9	2	1	Yes	59	72
10	2	1	Yes	59	72
11	3	1	Yes	123	104
12	3	1	Yes	114	106
13	3	1	Yes	92	106
14	3	1	Yes	138	106



All townhouses have a dedicated carpark

Floorplans – Block A



Elevations – Block A



North



East



South

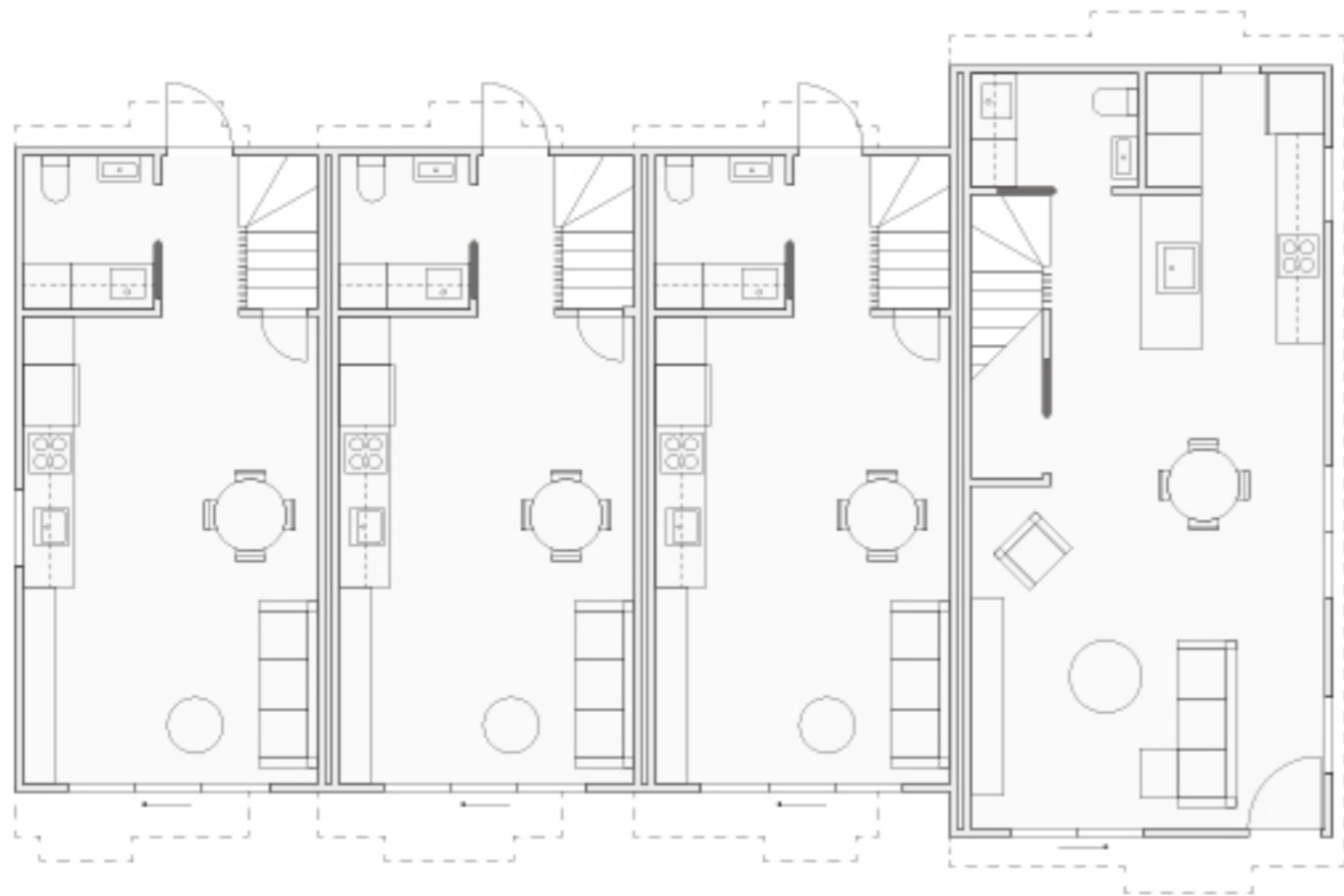


West

Floorplans – Block B

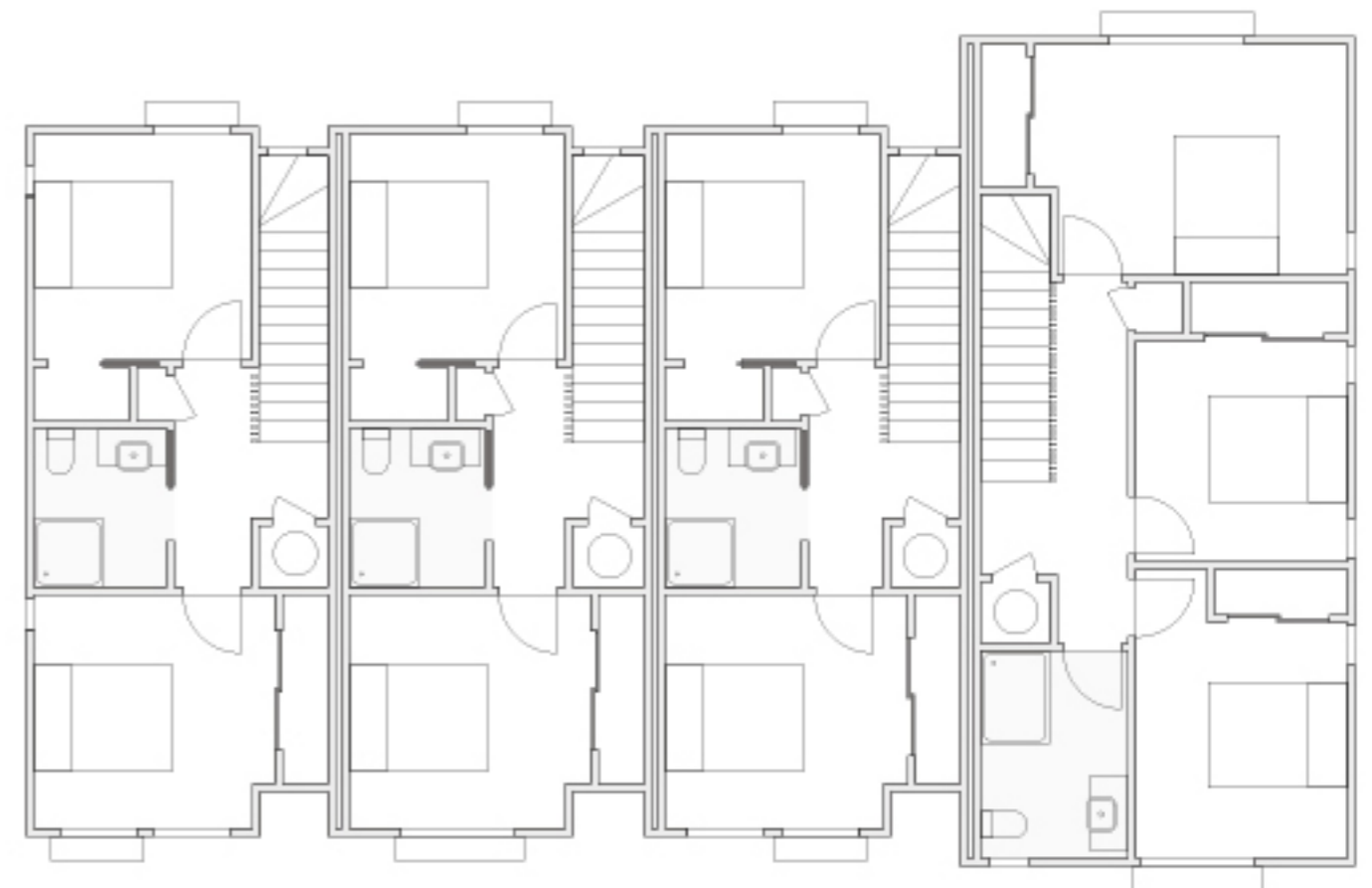


Townhouse 7 Townhouse 6 Townhouse 5 Townhouse 4



Lower Level

Townhouse 7 Townhouse 6 Townhouse 5 Townhouse 4



Upper Level

Elevations – Block B



North



East



South



West

Floorplans – Block C



Townhouse 11

Townhouse 10

Townhouse 9

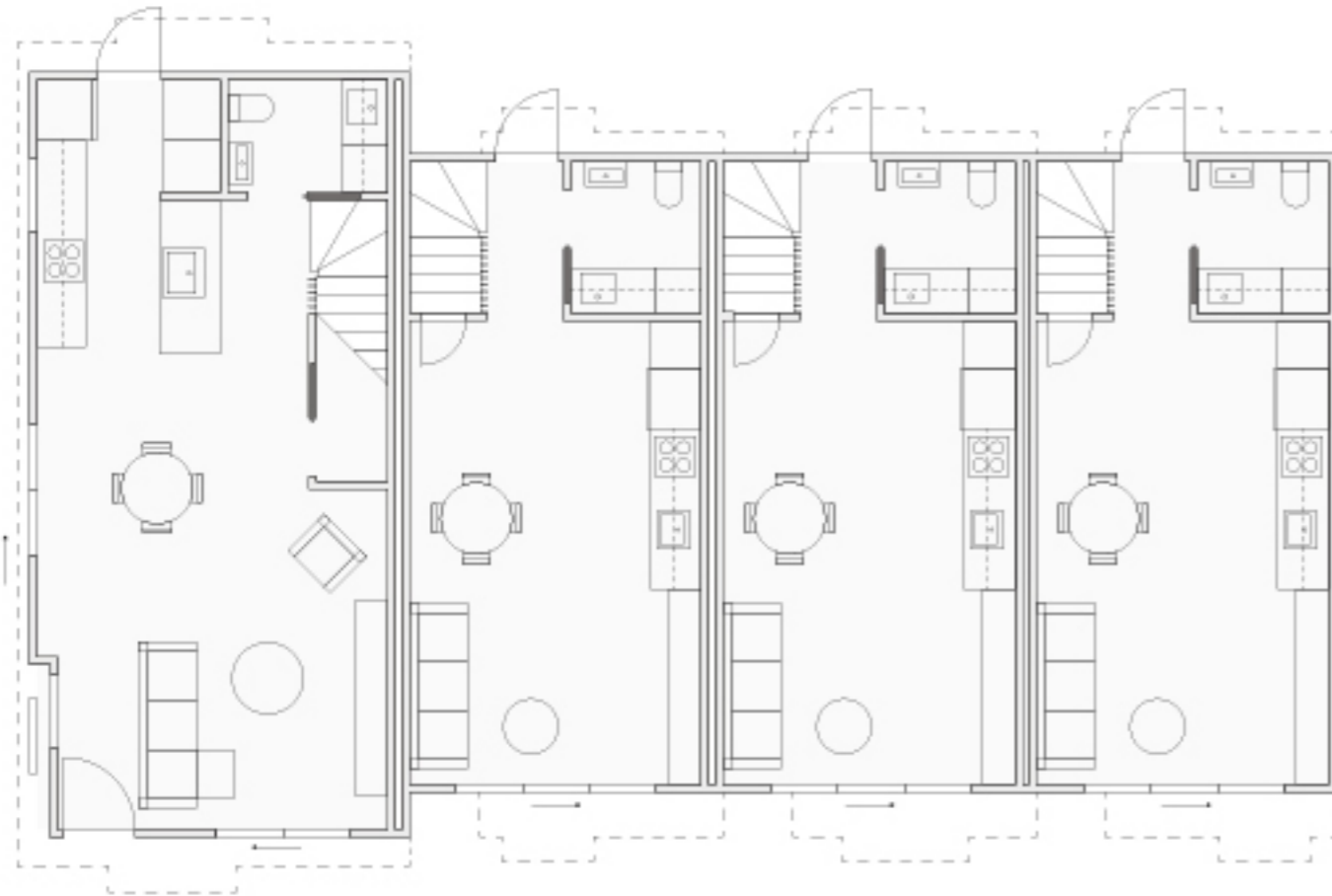
Townhouse 8

Townhouse 11

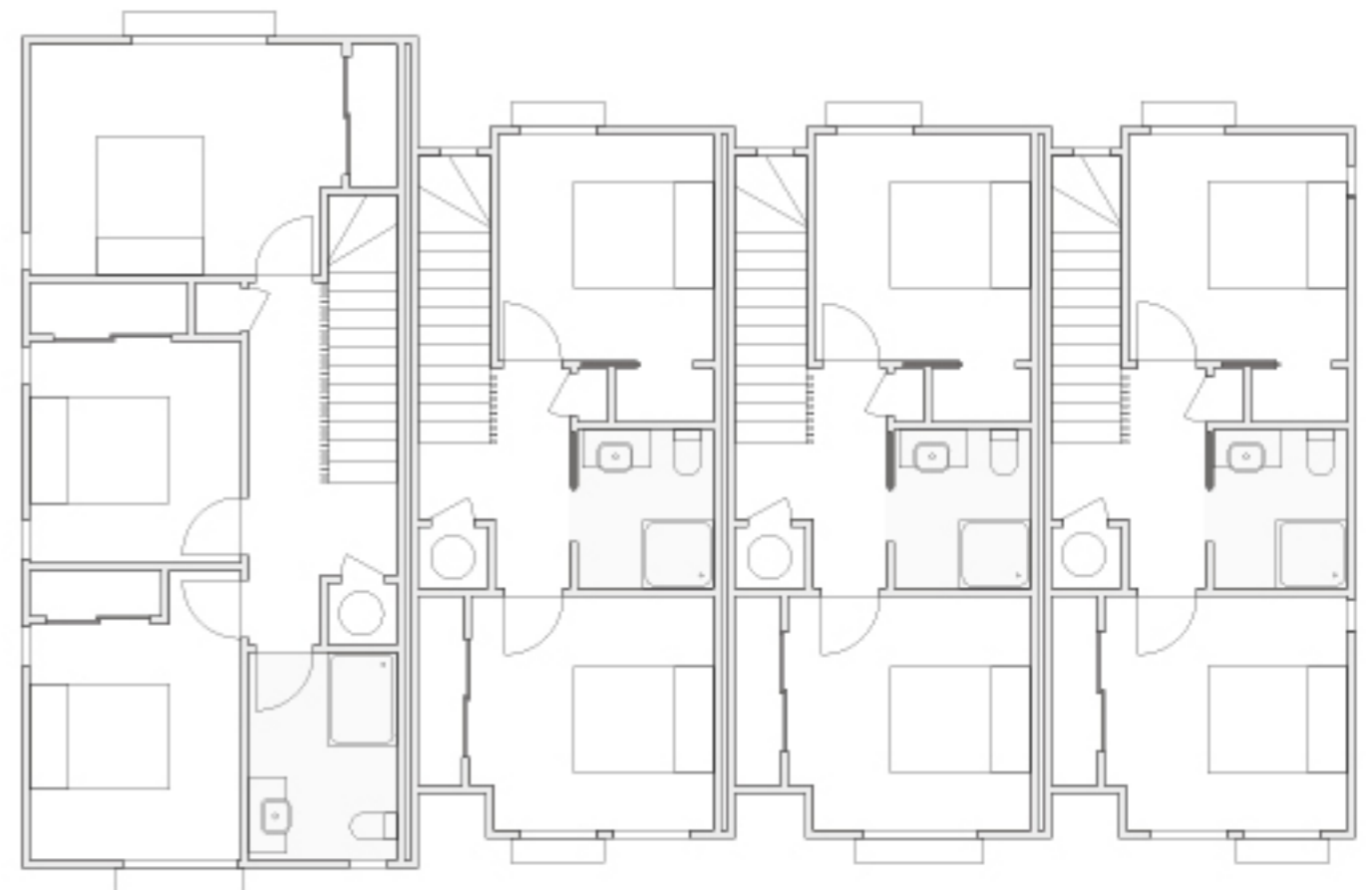
Townhouse 10

Townhouse 9

Townhouse 8



Lower Level



Upper Level

Elevations – Block C



North



East

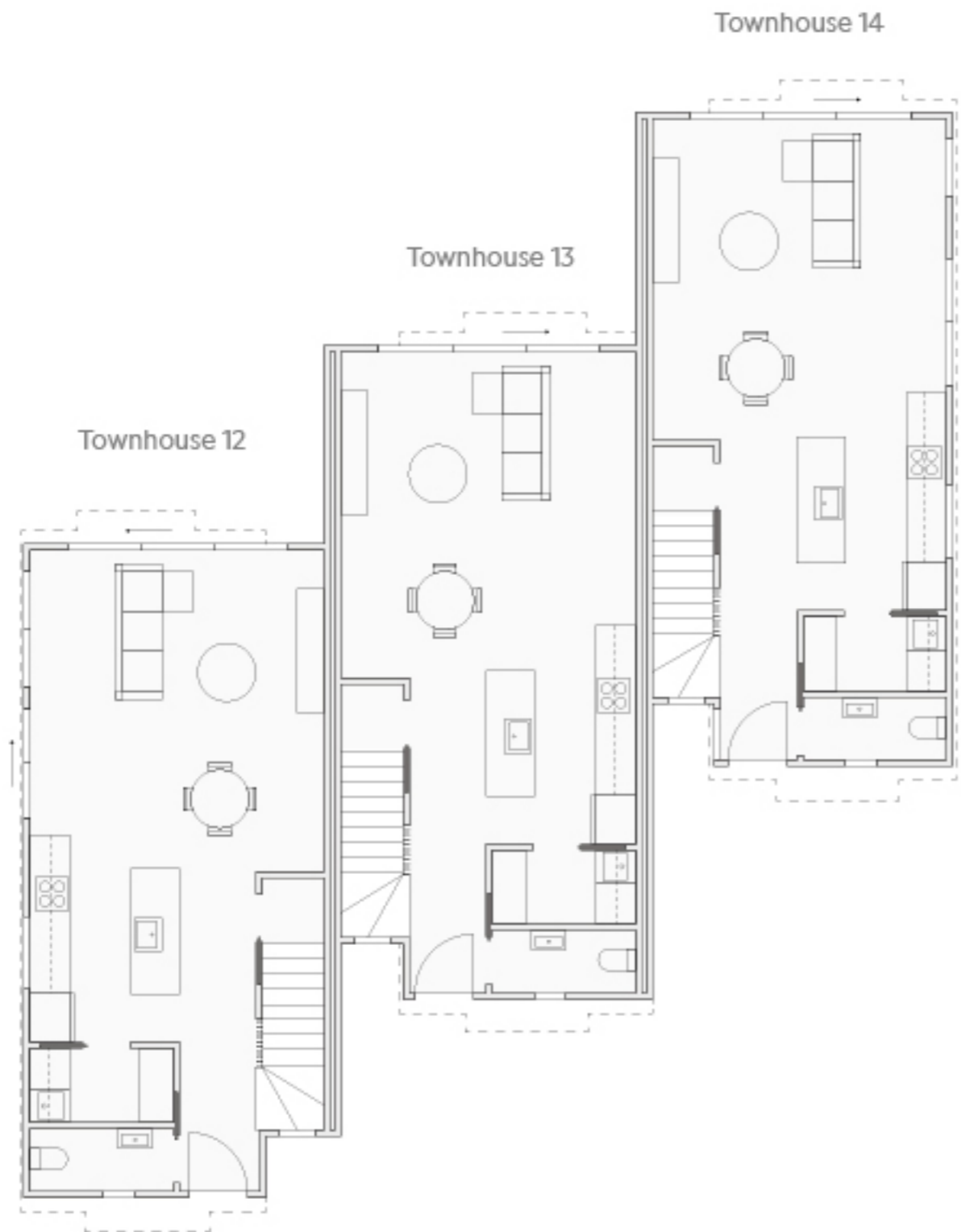


South

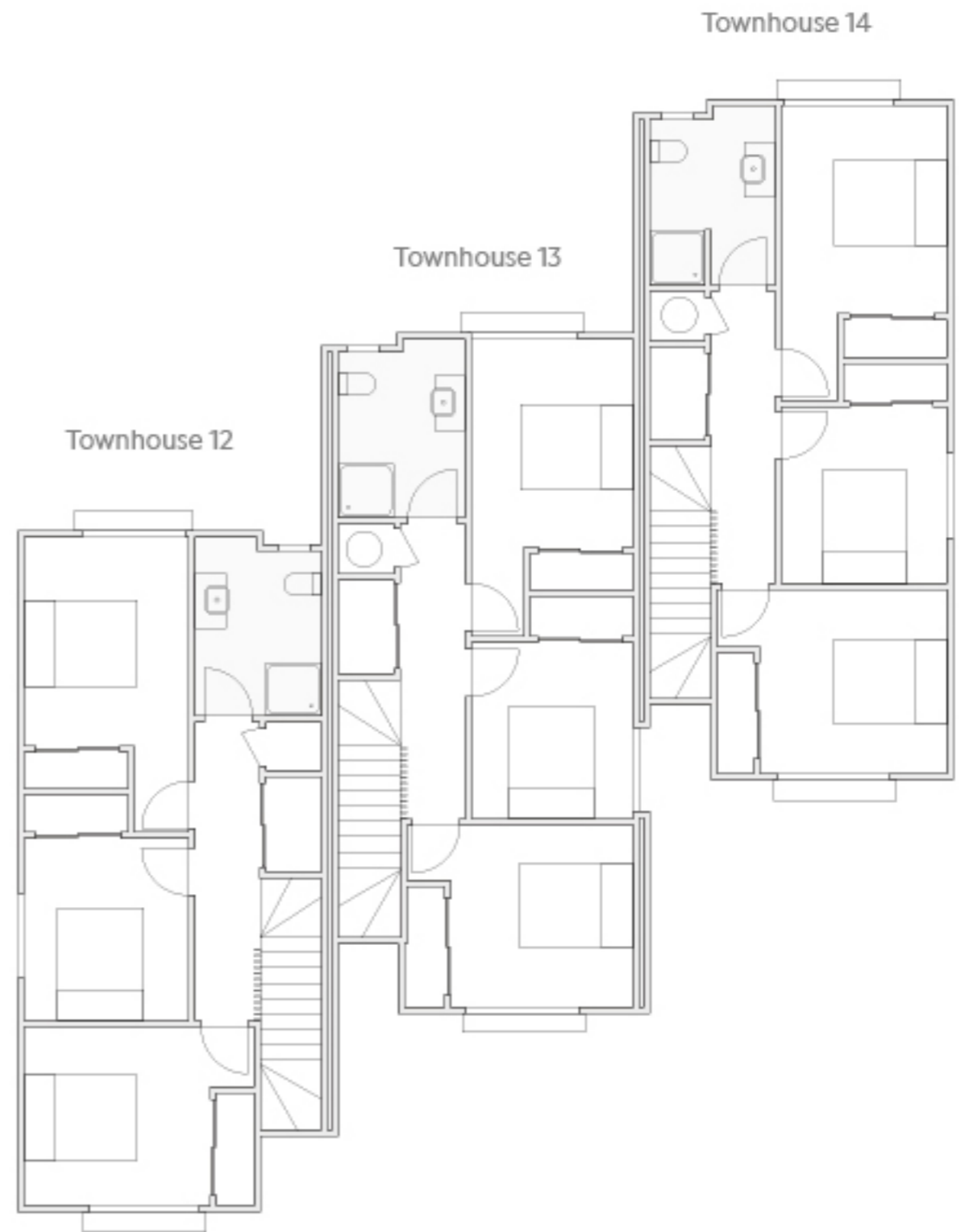


West

Floorplans – Block D



Lower Level

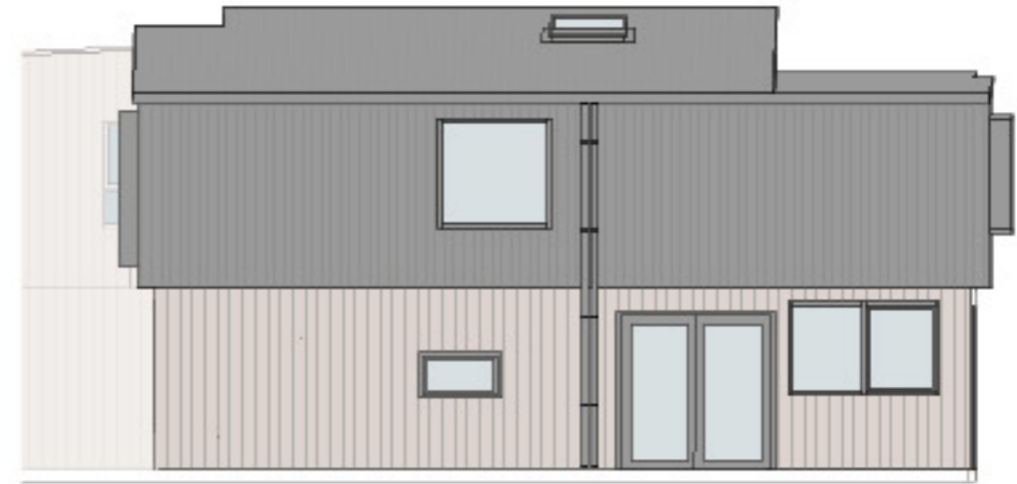


Upper Level

Elevations – Block D



North



East



South



West

Specifications*

Kitchen

Bench Top • Engineered Stone
Sink • Stainless Steel Sink
Sink Mixer • Levivi Range
Base Unit • Base Units High Standard Melteca
Hardware • Quality Drawer & Hinge Hardware (Soft Close)
Oven • Panasonic Under Bench Oven HL-FN645SJPG
Hob • Panasonic Ceramic Cooktop KY-R645RLJPG
Dishwasher • Panasonic Dishwasher NP-6R2MUQNZ
Rangehood • Ariston Undermount Rangehood ARU52AX-L
Splashback • Glass Splashback
Fitted Waste Bin • Fitted Waste Bin

Bathrooms

Shower • Acrylic shower liner, Glass Partition & Door
Shower Mixer • LeVivi Range
Slide Shower Head • LeVivi Range
Mirror • Polished Edge Mirror to suit vanity size
Toilet Suites • LeVivi Range
Tapware • Levivi Range
Bathroom Venting • Bathroom Mechanically Vented
Towel Rail • Wall Mounted Heated Towel Rail
Toilet Roll Holder
Vanity • LeVivi York 750mm Wall-Hung Vanity LEVYO75SDWVWH
LeVivi Capri 500mm LEVCAP50WH
LeVivi Surrey 600mm Wall-Hung Vanity LEVSUR600WHWH
LeVivi Surrey 750mm Wall-Hung Vanity LEVSUR750WHWH

Windows & Doors

Windows & External Doors • All Windows & Exterior Doors Double Glazed Aluminium
Front Door • Aluminium Frame & Door
Internal Doors • Paint Quality Hollow Core Doors
Skirting & Architrave • Trim in Paint Quality Pine to Wet Areas, MDF Trim to Other Areas
Door Hardware • Schlage Medio Alba Satin Chrome
Bedroom Blinds • Block out roller blinds

*Some products may become unavailable or discontinued during the course of construction. In situations where a product is no longer suitable we will substitute for a product of the same or greater value.

Laundry

Modern Integrated Laundry Package • Joinery, Benchtop and Tapware to suit front-loading washer or washer/dryer.

Water

Water Heater • Rheem 180lt Electric Water Cylinder 31218015

Heating

Heat Pump In Living Area • 5-6kw Heatpump
Wall Insulation • Premier Insulation R2.6 Wall Insulation 90mm
Ceiling Insulation • Premier Insulation R4.0 Ceiling Insulation 195mm
Party Walls Sound & Fire Insulation • INTEGRA Lightweight Concrete Inter-tenancy System with Double Sided R2.6 Wall Insulation 90mm

Plasterboard Linings & Trim

Gib • Plastered to Level 4 Paint Finish
Scotia • Square Stop
Trim • Level 4 Paint Finish

Flooring

Lower Level: Kitchen, Living, Guest WC • Woodgrain Vinyl Plank
Living, Bedrooms, Hallway, Stairs, Wardrobes & Cupboards • Miro Carpet 50oz Cutpile
Underlay • Sleepyhead 10mm/90kg
Upper Level Bathrooms & Ensuites • Woodgrain Vinyl Plank

Cladding & Roofing

Cladding • Metalcraft Kahu
Cladding • Cedar or Truwood®
Roofing • Metalcraft Kahu
Spouting & Downpipes • Colour Steel Continuous Spouting & Downpipes

Landscaping

Landscaping • Timber Decking or Concrete Paving, Fencing & Planting to Landscape Design Plan

Other Items

Electrical • Standard LED Recessed Lighting
Electrical • Standard Double Plugs
Electrical • Telecom, Data & TV Points in Lounge & Master Bedroom
Letterbox • Letter Box to Council Approved Location
Storage • All Wardrobes with Full Width Shelf & Hanger Rail
Clothes Line • Fence Mounted Clothes Lines in Outdoor Space
Hose tap • Rear Courtyard
Front Door Lock • Smart Lock

Optional upgrades available:

Bosch Washer/Dryer
+\$2150
• Model: Bosch – Serie I 6 Washer/Dryer WVG28420AU

Induction Hob
+\$850

• Model: Panasonic – KY-R644CLEPG

Fridge
+\$1200

• Model: LG – GB-335PL

• 335L capacity

LED Strip Lighting
+\$650

• Under overhead cabinets in kitchen and laundry.

Tiled Splashback in Kitchen & Laundry
+\$1200

• White Subway Tile

Kitchen Pendant
+\$400

• Black Rectangle Pendant
Only available for kitchens with islands.

TV Wall Mount Internal Cabling
+\$700

• HDMI & power installed for wall mounting TV

Smart Security Essentials
+\$950

• Ring video doorbell
• Echo Show Home Hub
• Integration with smart lock
• Setup & tech support

Interior Scheme Options

1. Warm



Flooring: Max Floor Legna Birch*
 Carpet: Miro Fog Grey
 Kitchen Joinery: Melteca Seal Grey
 Kitchen Joinery: Melteca Planked Urban Oak
 Benchtop: Quantum Quartz Luna White Stone
 Interior Walls: Dulux Half Haast

* Or Similar



2. Light



Flooring: Max Floor Legna Maple*
 Carpet: Miro Snowfield
 Kitchen Joinery: Melteca Malibu
 Kitchen Joinery: Melteca Classic Oak
 Benchtop: Quantum Quartz Luna White Stone
 Interior Walls: Dulux Half Haast

* Or Similar



3. Soft



Flooring: Max Floor Legna Maple*
 Carpet: Miro Fog Grey
 Kitchen Joinery: Melteca Seal Grey
 Over bench Kitchen Joinery: Melteca Seal Grey
 Benchtop: Quantum Quartz Tornado Stone
 Interior Walls: Dulux Half Haast

* Or Similar



Images indicate the interior schemes. Kitchen designs and layouts differ between townhouses.

Cheers.

Get in touch

Mo Bradshaw
Professionals Redcoats
Lower Hutt

m +64 27 462 9838
e mo@redcoats.co.nz
w www.faisandier.group

