

Raukawa Heights, Stokes Valley

Outline Specification:

Key Features

- Sunny, north-facing outlook with all townhouse living and outdoor areas oriented to the north
- Close to shops, schools and bus stop in an established street
- Resilient architecture designed by Solari Architects that resides in a place of natural surrounds
- Picturesque views of surrounding hills and vegetation of Stokes Valley
- Careful attention to architectural detail and design language, indoor/outdoor flow, privacy and shelter
- Three-bedroom configurations to accommodate varying purchaser's needs
- Light and bright kitchens, dining and living rooms for Units 20-33 throughout ground floors with 2.7m stud and raked ceilings to first floor
- Beautiful open plan living, flowing to deck or private patio space as an extension of living space
- Built-in wardrobes to all bedrooms
- Clad in natural vertical timber and metal cladding for durability and ease of maintenance
- Built to the latest building code with full insulation over and above code, double glazing throughout
- Modern bathrooms with tiled floors
- Secure carpark or internal access garaging (Block D) offering generous storage space behind for laundry and all sporting and leisure equipment
- Additional storage space under stairs, in cupboards and in garages

Townhouse Finishes

Roof

- Profiled Metal/Corrugate Roofing
- Roof insulation

Walls – External

- Exterior cladding – Vertical corrugate wall cladding with full insulation
- Exterior cladding – Metal sheet panels with full insulation (Block D)
- Exterior Cladding – Vertical timber shiplap cladding
- Timber framed walls with full insulation
- Masonry block retaining walls to garages (Block D)

Walls – Internal

- Timber framed, lined with plasterboard, finished to level 4, and painted
- Wet areas (bathroom, laundry and kitchens) lined with moisture resistant plasterboard, finished to level 4, and painted
- Intertenancy walls – To meet fire and enhanced acoustic requirements.

Eaves, trims, soffits

- Living room exterior soffits/roof overhangs – timber panels or fibre cement
- Balcony soffit trim – fibre cement sheet
- Garage soffit (Block D)/building overhang to street frontage – timber panels

Floors

- Vinyl plank flooring or carpet to living areas
- Carpet on underlay to all bedroom floors
- Bathroom and laundry floors tiled with selected large format tiles

Ceilings

- Interior ceilings are lined with plasterboard, finished to level 4, and painted
- All ceilings square stopped
- Light and bright kitchens, dining and living rooms for Units 20-33 throughout ground floors with 2.7m stud and raked ceilings to first floor
- Raked spacious second floor gable ceilings to kitchens, dining and living rooms throughout Block D units 15-19.

Mouldings and Trims etc

- Architraves
- Skirtings
- Toughened glass or tiled kitchen splashbacks

Doors

- Internal doors are hollow core timber doors with paint finish
- Sliding doors with top or bottom track and fitted with soft stop closing
- Large 2.2m high aluminum entry doors to all units

Aluminium Joinery

- All aluminium to be powder coat finish
- Double Glazing to all units

Private outdoor areas

- Pine decking to balconies
- Pavers or concrete to ground floor outdoor areas
- Boundary fence to neighbours to be close boarded timber on timber framed fence
- Lawn and/or garden beds to areas with ground floor outdoor areas

Fitout

Electrical/data

- Main power connection
- Fibre optic network termination
- Meter/distribution
- Power outlets
- Extract Fans in all bathrooms
- Oven/HOB/extract in kitchen
- Heated towel rail

Lighting/Security

- Exterior wall mounted lights to private outdoor areas
- Downlights to soffit entryways to units with garages
- LED down lighting to all townhouses

Bathroom Fittings/Fixtures

- Wall mount drawer vanity to bathrooms
- Mirror
- Back to wall toilet suite
- Basin mixer
- Chrome tapware
- Satin chrome door handles
- Slide shower and mixer
- Showers with acrylic liner, shower tray and glass doors
- Toilet roll holder

Laundry

- Extract fans to laundries ducted to the exterior
- Laundry tub supplied to all units

Kitchen Appliances

- Single Bowl sink
- Rangehood
- Hot water cylinder
- Dishwasher
- Oven
- Cooktop
- Stainless steel appliances

Internal Joinery

- Laminate kitchen benchtop
- Kitchen joinery doors/fronts
- Kitchen cabinets
- Fridge cabinetry: space of 680mm wide for a refrigerator/freezer
- Bedroom wardrobes hanging rail and shelf

Mechanical

- Rangehood ducting to exterior
- Extract fans to bathrooms and laundries ducted to the exterior
- Heat-pumps included

Communal Garden, Courtyard, Driveway and Carparks

- Exposed aggregate concrete to pathways and steps at communal garden.
- Planter boxes to walkways
- Artificial or natural grass at communal garden
- Garden beds including native shrubs and grasses to communal garden and courtyard by experienced landscape architect
- Communal bin refuse with slatted screening
- Communal bike stands
- External lighting to access ways
- Timber seating and table to communal space

Miscellaneous

Misc Items

- Letterboxes provided to all units at laneway entry
- Smoke alarm in living rooms and bedroom levels to all units
- Substation for electrical distribution throughout site