



Indicative Perspective - Block C&D

3 Raukawa Street Stokes Valley



At a Glance

A total of 21 two- and three-bedroom homes:

- Quality finishes and appliances
- Stone benchtops in kitchen and laundry
- Integrated laundry package
- Bedroom blinds
- Easy care outdoor entertainment areas
- Above-code insulation and double glazing
- Selected townhouses with kitchen islands
- All homes come with carparking



Indicative Perspective - Outdoor Area

Outside

A selection of outdoor fenced entertainment areas to choose from. Our outdoor living areas are designed to be easy-care and are finished in either timber decking or concrete paving.

Indicative Perspective - Site Aerial



Indicative Interior



Indicative Interior

Inside

Every townhouse we build has been carefully 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 Interior

Inside

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

Our kitchens have been thoughtfully laid out with storage and bench space in mind and include trusted appliance brands.

Indicative Interior





Local playgrounds



Hutt River



Delaney Park

Living In Stokes Valley

Welcome to 3 Raukawa Street – set in the beautiful Stokes Valley mid-way between Lower & Upper Hutt Valley. Stokes Valley has plenty on offer – including local schools, kindergartens and many local parks, tracks & reserves. Surrounded by native bush with peaceful streets, Stokes Valley is popular with growing families and is only a stone's throw away from the CBD of both cities.

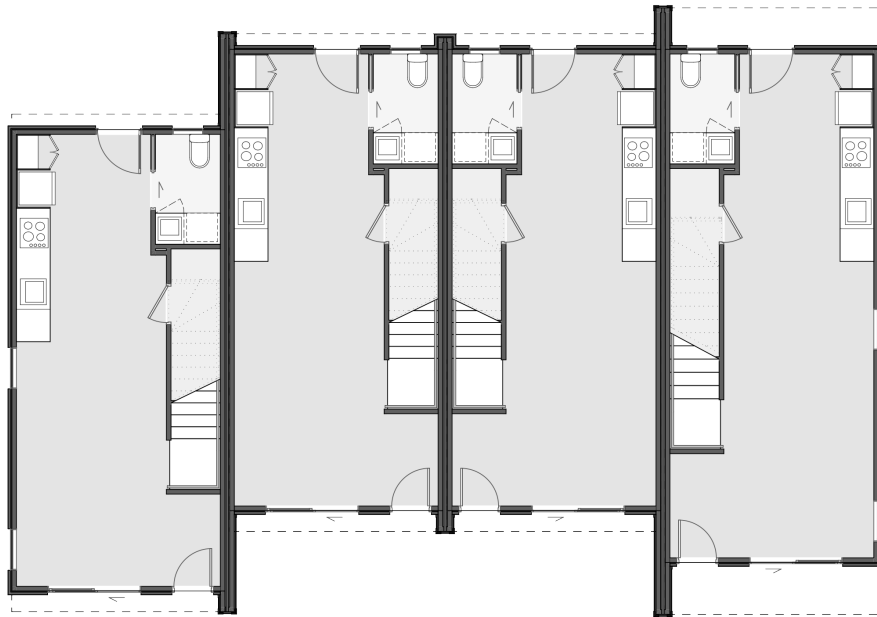
Development Overview

TH	Bedrooms	Bathrooms	Carpark	Unit m ²	Lot m ²
1	2	1.5	Yes	77	99
2	2	1.5	Yes	78	66
3	2	1.5	Yes	78	66
4	2.5	1.5	Yes	89	88
5	2.5	1.5	Yes	90	88
6	2	1.5	Yes	78	66
7	2	1.5	Yes	78	66
8	3	1.5	Yes	92	118
9	3	1.5	Yes	91	126
10	2	1.5	Yes	77	62
11	2	1.5	Yes	77	65
12	2	1.5	Yes	77	67
13	2	1.5	Yes	77	70
14	3	1.5	Yes	91	107
15	2	1.5	Yes	76	74
16	2	1.5	Yes	76	84
17	2	1.5	Yes	72	74
18	2	1.5	Yes	73	70
19	2	1.5	Yes	73	74
20	2	1.5	Yes	72	74
21	2	1	Yes	66	97



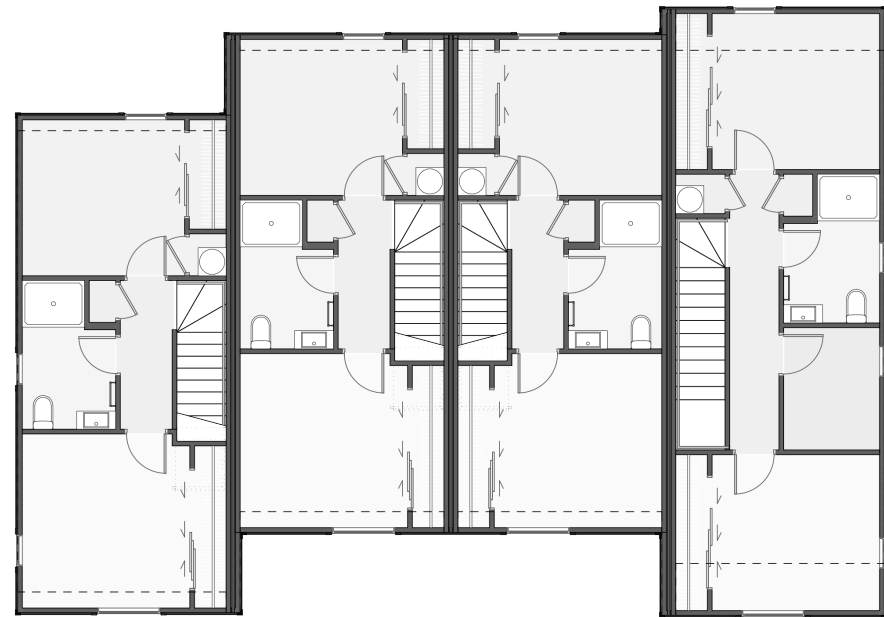
Block A – Floor Plans

Townhouse 1 Townhouse 2 Townhouse 3 Townhouse 4



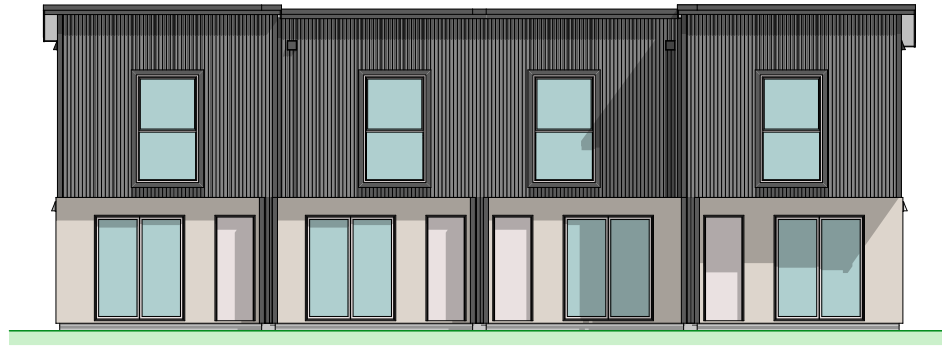
Lower Level

Townhouse 1 Townhouse 2 Townhouse 3 Townhouse 4



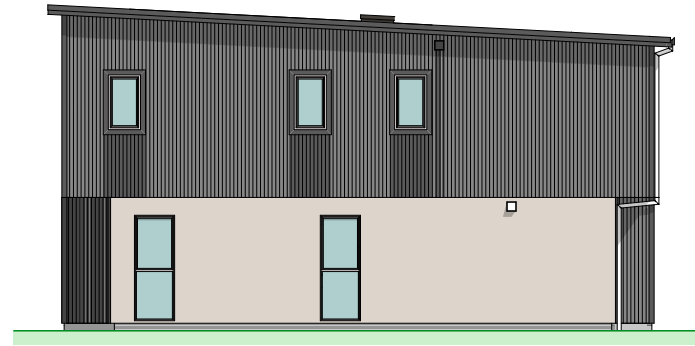
Upper Level

Block A – Isometric View



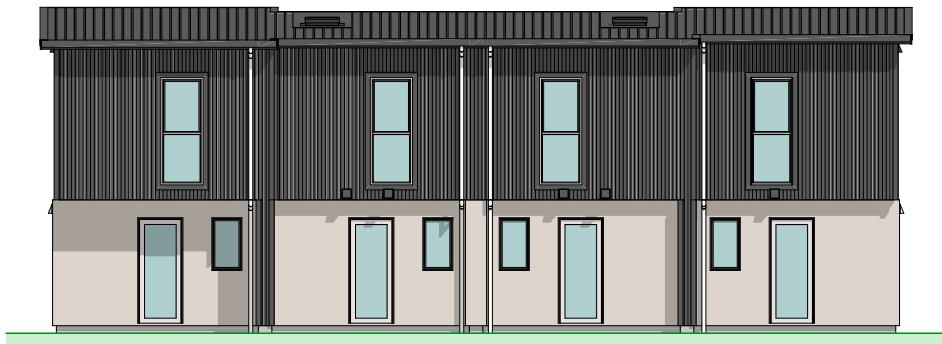
Townhouse 1 Townhouse 2 Townhouse 3 Townhouse 4

North



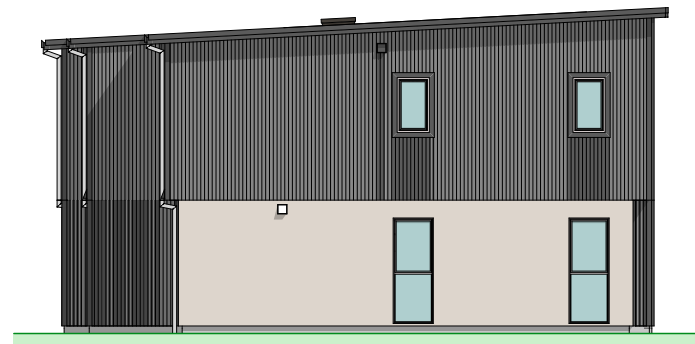
Townhouse 4

West



Townhouse 4 Townhouse 3 Townhouse 2 Townhouse 1

South

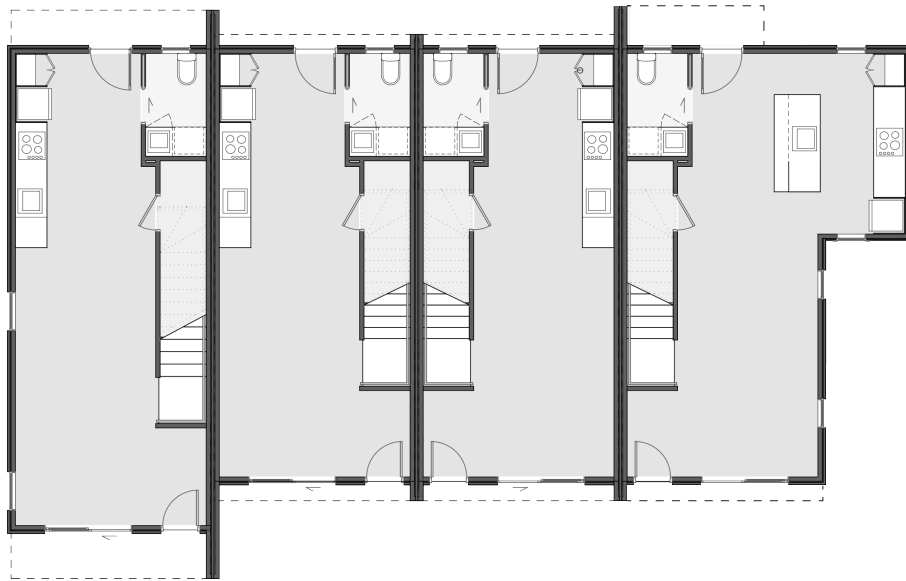


Townhouse 1

East

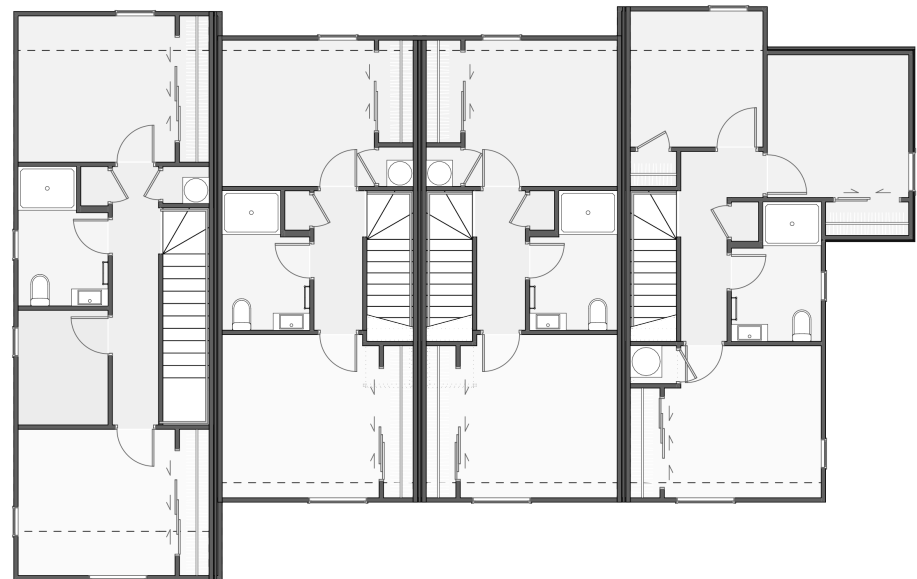
Block B – Floor Plans

Townhouse 5 Townhouse 6 Townhouse 7 Townhouse 8



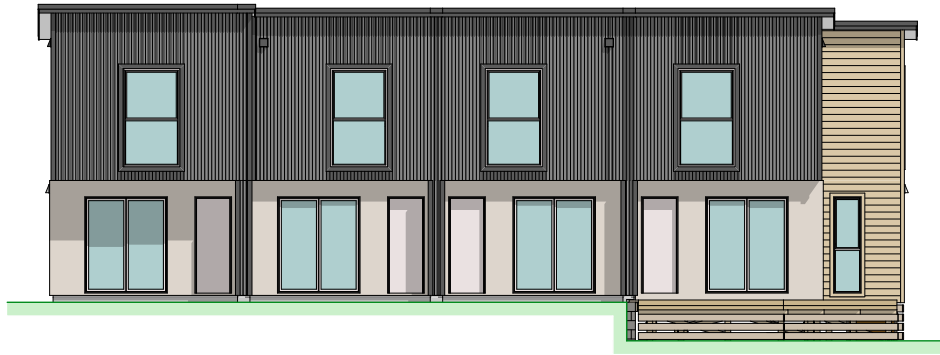
Lower Level

Townhouse 5 Townhouse 6 Townhouse 7 Townhouse 8



Upper Level

Block B – Isometric View



Townhouse 5 Townhouse 6 Townhouse 7 Townhouse 8

North



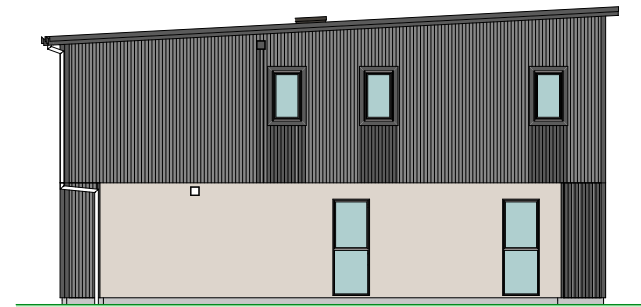
Townhouse 8

West



Townhouse 8 Townhouse 7 Townhouse 6 Townhouse 5

South

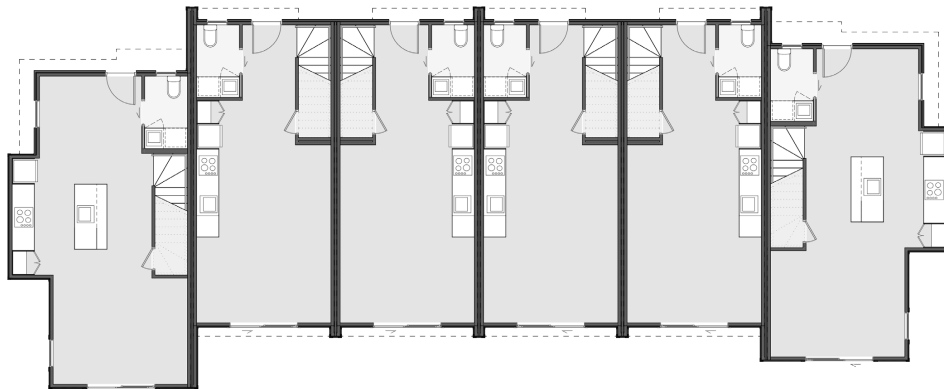


Townhouse 5

East

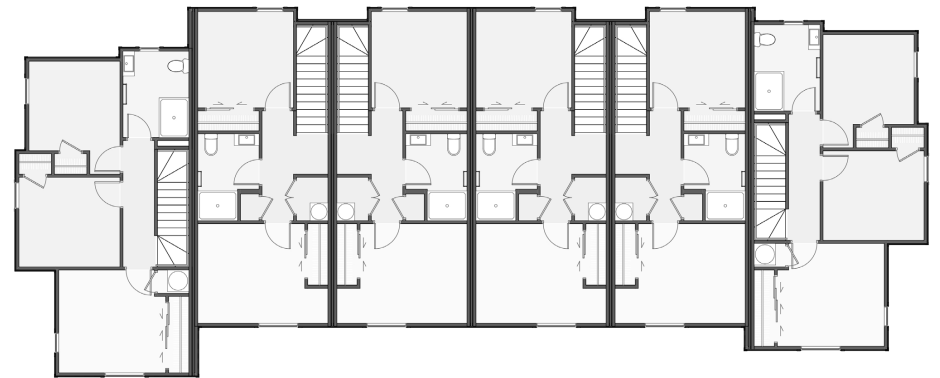
Block C – Floor Plans

Townhouse 9 Townhouse 10 Townhouse 11 Townhouse 12 Townhouse 13 Townhouse 14



Lower Level

Townhouse 9 Townhouse 10 Townhouse 11 Townhouse 12 Townhouse 13 Townhouse 14



Upper Level

Block C – Isometric View



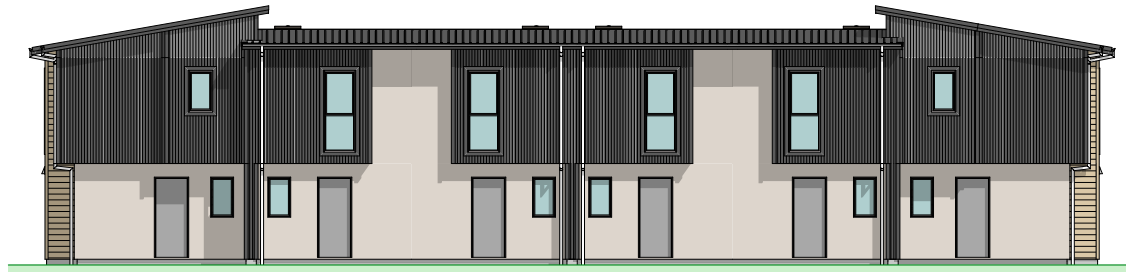
Townhouse 9 Townhouse 10 Townhouse 11 Townhouse 12 Townhouse 13 Townhouse 14

North



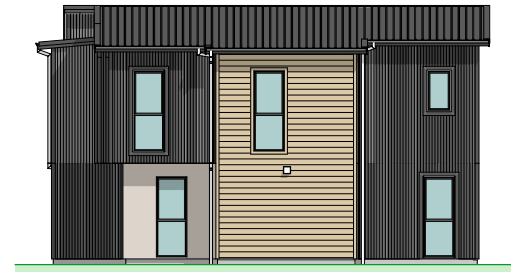
Townhouse 14

West



Townhouse 14 Townhouse 13 Townhouse 12 Townhouse 11 Townhouse 10 Townhouse 9

South

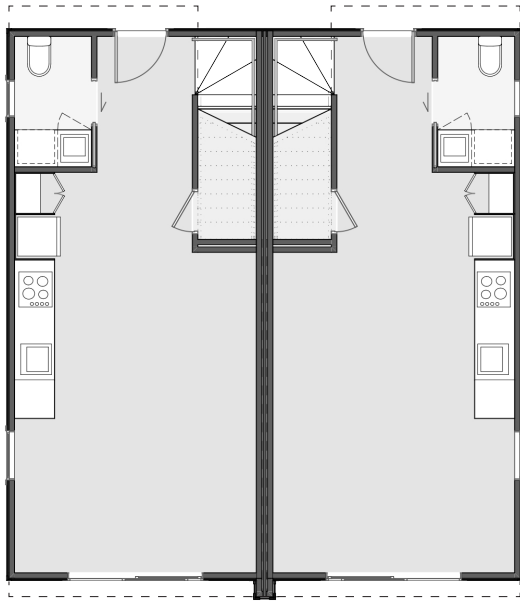


Townhouse 9

East

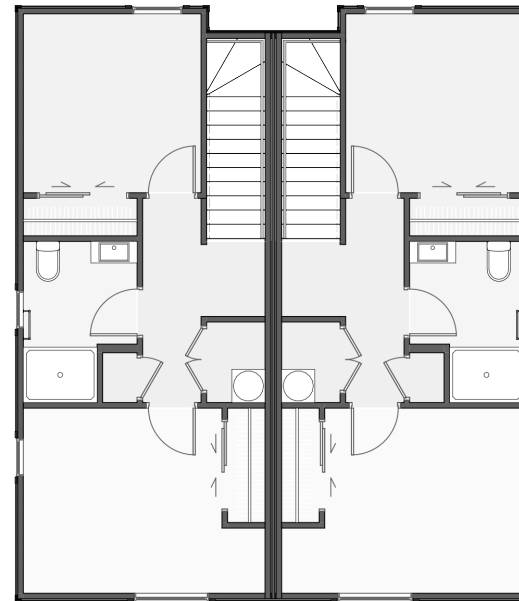
Block D – Floor Plans

Townhouse 15 Townhouse 16



Lower Level

Townhouse 15 Townhouse 16



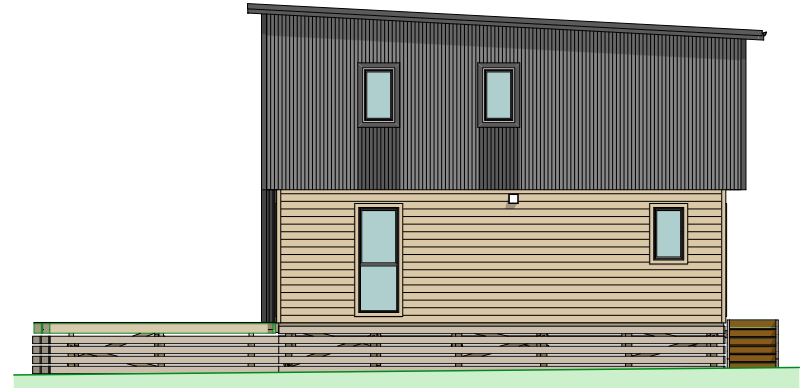
Upper Level

Block D – Isometric View



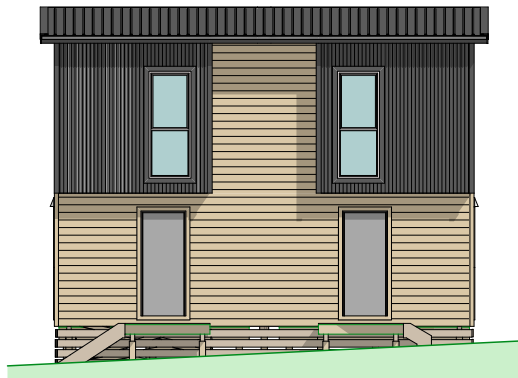
Townhouse 15 Townhouse 16

North



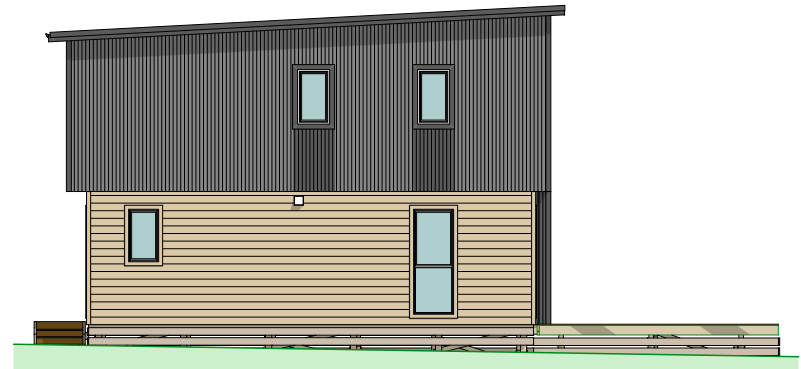
Townhouse 16

West



Townhouse 16 Townhouse 15

South

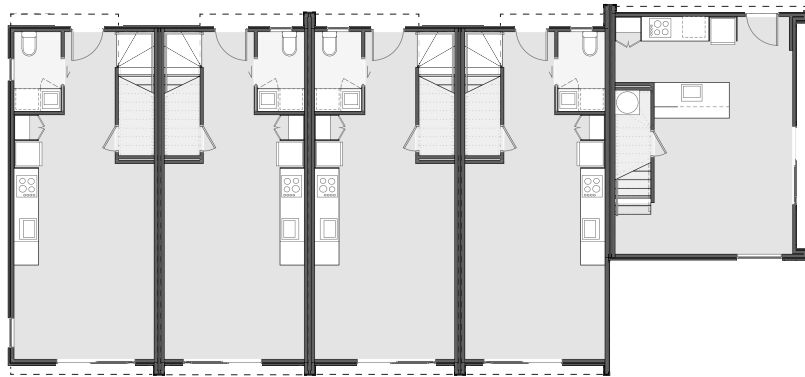


Townhouse 15

East

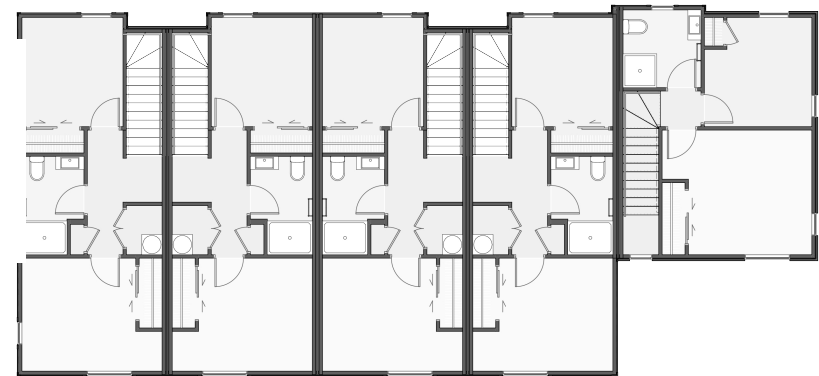
Block E – Floor Plans

Townhouse 17 Townhouse 18 Townhouse 19 Townhouse 20 Townhouse 21



Lower Level

Townhouse 17 Townhouse 18 Townhouse 19 Townhouse 20 Townhouse 21



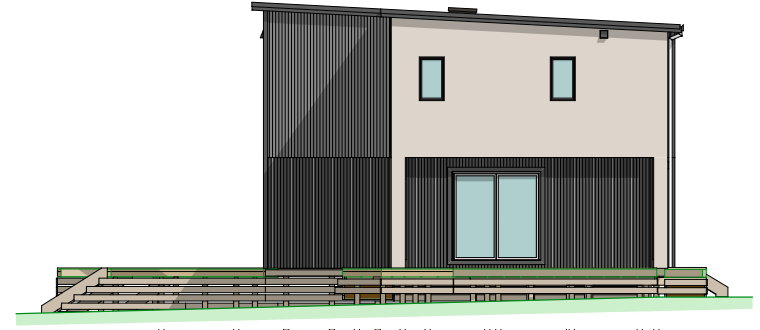
Upper Level

Block E – Isometric View



Townhouse 17 Townhouse 18 Townhouse 19 Townhouse 20 Townhouse 21

North



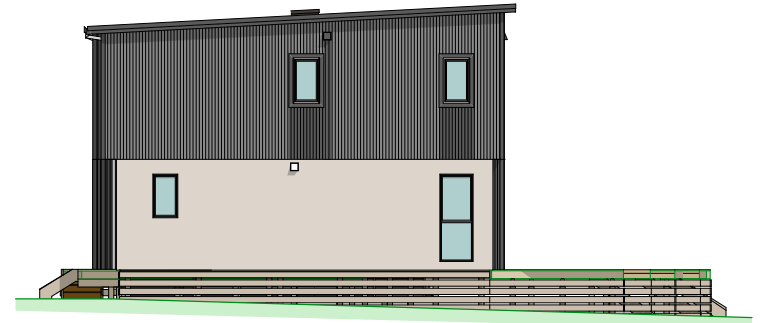
Townhouse 21

West



Townhouse 21 Townhouse 20 Townhouse 19 Townhouse 18 Townhouse 17

South



Townhouse 17

East

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-FN645SJPO
Hob • Panasonic Ceramic Cooktop KY-R64ARLJPQ
Dishwasher • Panasonic Dishwasher NP-6R2MUQNZ
Rangehood • Ariston Undermount Rangehood ARU52AX-L
Splashback • Glass Splashback
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
Vanity • LeVivi Range
Tapware • LeVivi Range
Bathroom Venting • Bathroom Mechanically Vented
Towel Rail • Wall Mounted Heated Towel Rail
Toilet Roll Holder

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 hardware
Bedroom Blinds • Block out roller blinds

Laundry

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

Water

Water Heater • 180lt Electric Water Cylinder

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 Intertency 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
Upper Level Bathrooms • Woodgrain Vinyl Plank
Bedrooms, Hallway, Stairs, Wardrobes & Cupboards • Miro Carpet 50oz Cutpile
Underlay • Sleepyhead 10mm/90kg

Cladding & Roofing

Cladding • Corrugated Metal
Cladding • Shiplap Timber
Cladding • Resene Rockcote Facade System
Roofing • Corrugated Metal
Spouting & Downpipes • Colour Steel Continuous Spouting & Colour Steel or PVC Matching Downpipes

Landscaping

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

Other Items

Electrical • 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 Bedroom Wardrobes with Full Width Shelf & Hanger Rail
Clothes Line • Fence Mounted Clothes Lines in Outdoor Space
Front Door Lock • Smart Lock
Smoke Alarms
Hose tap

Upgrade Options

Bosch Washer/Dryer

• Model: Bosch – Serie I 6 Washer/Dryer WVG28420AU

LED Strip Lighting

• Under overhead cabinets in kitchen and laundry.

LED Pendant Light

• Pendant over kitchen island

Induction Hob

• Model: Panasonic – KY-R644CLEPG

Tiled Splashback in Kitchen & Laundry

• White Subway Tile

Fridge

• Model: LG – GB-335PL
• 335L capacity

*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.

Interior Scheme Options

1. Light



Flooring:
Max Floor Legna Maple*



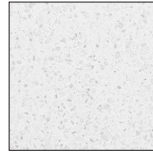
Carpet:
Miro Snowfield



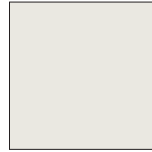
Kitchen Joinery:
Melteca Malibu



Kitchen Joinery:
(Overhead Cabinets)
Melteca Classic Oak



Benchtop:
Quantum Quartz
Luna White Stone



Interior Walls:
Dulux Half Haast

* Or Similar



2. Soft



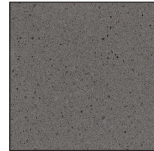
Flooring:
Max Floor Legna Maple*



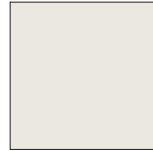
Carpet:
Miro Fog Grey



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.