



House+Land Packages

Wallaceville Estate Stage 8

KIWIHOMES

Family homes you'll love



Wallaceville Estate

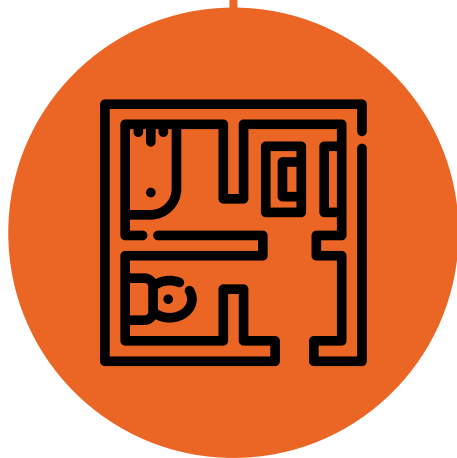
Wallaceville Estate is positioned on the sunny, side of the Hutt Valley, between Wallaceville and Silverstream. The subdivision has been crafted around two large, green spaces; Grants Bush to the east, and the Conservation Reserve at its centre.

Build-your-own house+land package

We're making it fast and easy to put together your own house and land package with Kiwi Homes. Simply pick the floor plan that you love, with your preferred design option, then a section that suits.

1

FLOOR PLAN TYPE



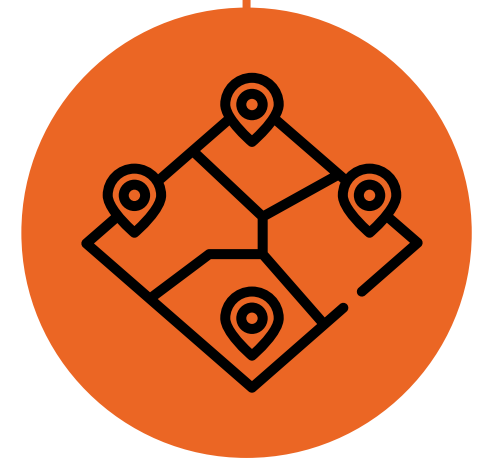
2

DESIGN OPTION



3

SECTION



CONTACT US!

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FLOOR PLAN TYPE

A

- 3 Bedrooms
- 2 Bathrooms
- Walk-in wardrobe
- Single garage
- 133m²



SUITS SECTIONS

231-236

238-250



A1

DESIGN OPTIONS

A1

- Linea and Stria exterior cladding
- Trapezoidal roof cladding

A2

- Linea and Cedar exterior cladding
- Corrugated roof cladding



A2

SUITS SECTIONS
231-236
238-250

FLOOR PLAN TYPE

B

- 4 Bedrooms
- 2 Bathrooms
- Walk-in wardrobe
- Double garage
- 155m²



SUITS SECTIONS

231-236

238-250



B1

DESIGN OPTIONS

B1

- Linea and Stria exterior cladding
- Trapezoidal roof cladding

B2

- Linea exterior cladding with boxed corners and window facings
- Corrugated roof cladding



B2

SUITS SECTIONS

231-236

238-250

FLOOR PLAN TYPE



- 4 Bedrooms
- 2 Bathrooms
- Walk-in wardrobe
- Master bedroom patio
- Kitchen scullery
- Double garage
- 163m²



SUITS SECTIONS

234-236



C1

DESIGN OPTIONS

C1

- Linea and Schist exterior cladding
- Corrugated roof cladding

C2

- Linea and cedar exterior cladding
- Trapezoidal roof cladding



C2

SUITS SECTIONS

234-236

FLOOR PLAN TYPE

D

- 3 Bedrooms
- 2 Bathrooms
- Single garage
- 144m²



SUITS SECTIONS
234 & 237



DESIGN OPTIONS

D1

- Linea and Stria exterior cladding
- Corrugated roof cladding

D2

- Linea and Schist exterior cladding
- Corrugated roof cladding



SUITS SECTIONS
234 & 237

Site map

Wallaceville Estate
Stage 8

KEY

Lot Number **244**

Area **403m²**

Suitable House Types **A B**

*Lot may require mirrored house plans



Alexander Road



STAGE 8



Outline Specification

EXTERIOR

PRELIMINARY & GENERAL

- Contract Works Insurance up to \$700,000.00 excluding GST
- Public Liability Insurance \$2,000,000.00
- Plans, specifications and engineering
- Cleaning of house on completion
- Rubbish removal during and on completion

PERMIT DRAWINGS

- Permitted working drawings (Building Consent)

FOUNDATIONS

- Rib-raft concrete slabs

TIMBER FRAMING

- Exterior frames and trusses 90x45 H1.2 treated pre-cut

ROOF CLADDING

- Trapezoidal or corrugated roof as per selected design option

FASCIA

- Metal fascia

SOFFIT LININGS

- James Hardy 4.5mm hardy flex with PVC jointers

SPOUTING/DOWNPINES

- Colorsteel quarter round spouting and matching down pipes to ground level

EXTERIOR CLADDING

As per selected design option:

- Linea Weatherboard — James Hardie
- Stria — James Hardie
- Schist profiles
- Extra detail: Boxed corners and window facings

CEILING BATTENS

- Steel ceiling battens

ATTIC STAIRS

- Attic stairs to be installed in the garage

WINDOW JOINERY

- Double glazed windows from Westview Aluminium

ENTRY DOOR

- Axis Aluminium Door from Westview with an Icon aluminium lever handle

GARAGE DOORS

- Windsor sectional door, insulated with auto opener and two remotes. Selected from the Steel door range

GARAGE DOOR REVEAL

- 60mm facing, painted colour

SERVICES

- Water mains, sewerage or soak pit and stormwater connected to existing mains at edge of boundary
- Telecommunications connection to be arranged by owner directly with provider
- Free gas connection to be supplied by Gas Hub (if available) otherwise to be provided by bottles OnSite

INTERIOR

INTERIOR FINISHING

- Paint: Resene paints throughout
- Insulation: R 2.6 Fibreglass batts to walls of house, R 3.2 Fibreglass batts to ceilings. Includes Insulation in the garage walls, ceiling, door
- Internal linings: Gibraltar Board 10mm walls and 13mm ceilings. GIB Aqualine® to bathroom walls and ceilings
- Plastering: All Gib plastered to a level 4 paint finish. Timber Scotia 40 x 20 to cupboards and robe
- Scotia: Square stopped ceilings including master wardrobe

SKIRTINGS/ARCHITRAVES

- 60 x 12 single bevel skirting – Rad Pine 60 x 10 skirting in laundry, bathrooms and garage. Architraves on all joinery (no slimline)

INTERNAL DOORS

- MDF hollow core doors from Houltts, with pine jambs finished with architraves

DOOR HARDWARE

- Windsor handles
- Cavity slider — 5327
- Wardrobe slider — 5318

SHELVING

- 300m single self with Pryda rail to each robe, fit four 75mm x 25mm slatted shelving the linen (1 cupboard with 4 shelves)
- Master walk in wardrobe to have open shelving, short hang, medium hang, long hang. Upgrade \$1000: To also include drawers

KITCHEN

Ace Laminates to supply:

- Cabinetry (including toe kick)
- Bench top — UniQuartz L1
- Handles

SPLASH BACK

- Bebens Glass to supply glass splash back coloured with Resene paints to Kitchen, approx 1000mm x 700mm
- Upgrade \$800: extend to the full width of the wall behind hobs

KITCHEN APPLIANCES

Harvey Norman Commercial to supply:

- Bosch 7 Function Oven
- Bosch 14pl Under-Bench Stainless Steel Dishwasher
- Bosch 60cm Cooktop, Gas, Electric, or Ceramic
- Sirius 520mm Onboard Rangehood
- Insinkerator .55 Hp Waste Disposal

FLOOR COVERINGS

- Carpet: Godfry Hirst, Pleasant point over 11 mm 120 kg underlay to living, hall, wardrobes, bedrooms
- Moduleo Select vinyl planks, to kitchen, dining and entry

MAIN BATHROOM

- Pure 1700 Back-to-wall Bath
- Elite Round Sliding 2-sided Shower 1x1
- Evora Back To Wall Toilet Suite
- Valencia Wall Hung Vanity 750mm White 2drw
- 2x Astro Shower Mixer Mp Chrome
- Astro Basin Mixer Chrome Fixed Spout
- Curb/Astro Bath Spout Chrome Fixed Spout
- Greens Vantage Rainboost Slide Shower

- 800x600 7 Bar Square Heated Towel Rail
- Stick Toilet Roll Holder
- 1000x750mm Polished Edge Mirror

ENSUITE

- Valencia Wall Hung Vanity 750mm White 2drw
- Elite Round Sliding 2-sided Shower 1x1
- Astro Shower Mixer Mp Chrome
- Evora Back To Wall Toilet Suite
- Astro Basin Mixer Chrome Fixed Spout
- Greens Vantage Rainboost Slide Shower
- 800x600 7 Bar Square Heated Towel Rail
- Stick Toilet Roll Holder
- 1000x750mm Polished Edge Mirror

LAUNDRY & KITCHEN

- Robinhood Laundry Super Tub
- Studio Kitchen Mixer

ELECTRICAL

- Completely prewired and fitted off as per electrical plan, including internal fuse board and external meter box, internal recessed data board with power outlet. Client to walk through and confirm placement pre-wiring.
- Allowance for 3 pendant lights over Kitchen island, light over bathroom mirrors \$100 each from Lighting Plus

HOTWATER

- Gas Rinnai Infinity System 26L

HEATING/COOLING

- Mitsubishi GL50 High wall Heat pump, 5.8kw, back-to-back unit
- Upgrade 1: \$3,000 — an additional Mitsubishi GL35 heat pump
- Upgrade 2: \$11,500 — Mitsubishi Electric 11.5 kw ducted heat pump with WiFi control
- Extra: \$3,000 — on/off zone control

OTHER

DRIVEWAY

- Exposed aggregate (unsealed), ½ black to driveway patio and path to house as per plan

PLUMBING

- Two exterior taps.
- All pipes work and fit off to exterior footprint of house

FENCING

- Metal fences to rear and two side boundaries. Colour: Thunder

LAWNS

- Top soil and grass seed to grounds

LETTERBOX

- Client-selected letterbox style

Why choose Kiwi Homes?

At Kiwi Homes we work alongside you to craft a new home tailored to your needs. We love to work with you right from the start and take care of the whole process. We'll help you choose a section to build on, and a build a home that makes the most of it.

We pride ourselves on quality design and affordability. A Kiwi Home has a strong sense of style that stands out from the pack. Our design process is tailored to give you the best outcome that balances your style, needs and budget.

Our customers are eager to share positive Kiwi Homes stories because we provide a truly great experience from day one. Many of our contractors have recommended Kiwi Homes to their friends and family, proving that reputation is everything.

- 👍 **Building guarantee**
- 👍 **Fixed-price guarantee**
- 👍 **Pre-agreed construction timeframe**
- 👍 **Industry-leading contractors**
- 👍 **Comprehensive spec list with no surprises**

We're a **dedicated, professionally-trained** team and we want to build **your home!**





Built-in guarantees



QUALITY BUILD GUARANTEE

All of our homes come standard with a **Built-in 10 Year Building Warranty** which is a testament to our confidence in the quality of our work. You need to know you're building with people you can trust with quality reputation and workmanship. Learn more at builtininsurance.co.nz/10-year-guarantee



FIXED PRICE GUARANTEE

Our pre-agreed fixed prices mean there are no hidden costs. You can have full peace of mind. We guarantee this by discussing your budget and ideas with you and then building to those exact specifications.

Build for charity

Learn more at kiwhomes.nz/charity

The Kiwi Homes team is proud of every home we build. A new home shapes your future and that of your community. Not only that — it also makes a huge difference to the charity of your choice.

We are privileged to be able to donate **\$1,000** to charity from the profits that we make from every home that we build.

When you build with Kiwi Homes you'll get to decide which charity gets the money. Pick from the list of our favourites, or tell us about a charity that you would like to see the money go to.

Frequently asked questions

Building a new home can seem like a daunting prospect. We make it simple. So let us answer some common questions. If you want to talk in more detail, we'd love to have a chat.

HOW LONG WILL IT TAKE TO BUILD MY NEW HOME?

We estimate that these packaged builds will take approximately six to eight months to complete.

AM I ALLOWED TO VISIT THE SITE?

Certainly — we want you to visit! You'll also need to visit to make decisions and see progress.

You are more than welcome to view your home at any time accompanied by a Kiwi Homes representative.

WHAT CAN I UPGRADE?

As per an example specification list, we allow for a mid-range fit out which includes standard upgrades, such as a stone bench.

Our standard options meet the needs of many people but our team is happy to work with you to add any upgrades to your build.

CAN I ADD MY PERSONAL TOUCH?

As well as choosing products from our local suppliers, you have the final say on all the finishing touches like kitchen cabinetry, flooring, carpet and wall colours to make the home your own.

DO YOU OFFER FINANCE?

We do not, however we are happy to point you in the right direction for construction lending.

WHO DEALS WITH THE COUNCIL?

We take care of everything to do with the council including building consent, building inspections and applying for code of compliance.

WHAT THINGS ARE EXCLUDED FROM THE CONTRACT?

Typically you will source your own window coverings and planting.

This helps reduce your build cost and you can do these things from the comfort of your new home.

I KNOW A TRADIE, CAN THEY HELP?

We don't recommend this because it can affect our timeline and our warranties. We prefer to use as many of our trusted suppliers as possible.



A modern, single-story house with a large garage on the left and a covered patio area on the right. The house has a dark roof and light-colored siding. The image is darkened for text overlay.

Contact us about your new home today

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