



PALMER & COOK
DEVELOPMENTS

Main Road.

\ WAINUIOMATA \



Proudly Marketed By
BAYLEYS REAL ESTATE LTD

Living Redefined.

BY PALMER & COOK DEVELOPMENTS

25-27 MAIN ROAD, WAINUIOMATA

25-27 Main Road, Wainuiomata is a premium low-rise residential development redefining living in Lower Hutt.

Located in the heart of Wainuiomata it has been designed to deliver a living experience unlike any other in the area.

With gentrification of the area and the progressive mall development this area is highly sought after.

Comprising 12 townhouses - one 3 bedroom and eleven 2 bedroom with two typologies:

- Seven of these are a unique offering with two bedrooms each with own ensuite and lock up doors with a separate toilet downstairs.

An opportunity for buyers, either investors or first home buyers looking to pool funding and allow to purchase with more separate spaces or rent by the room.

A superior buying proposition for those looking for an advantage in today's market.

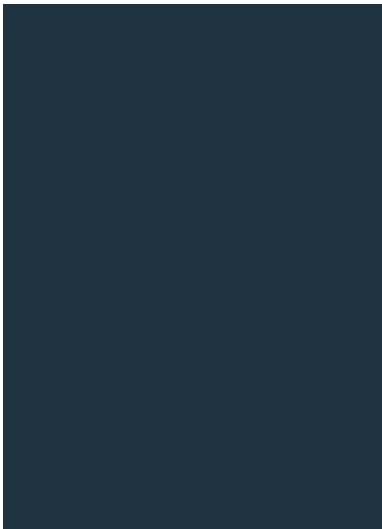
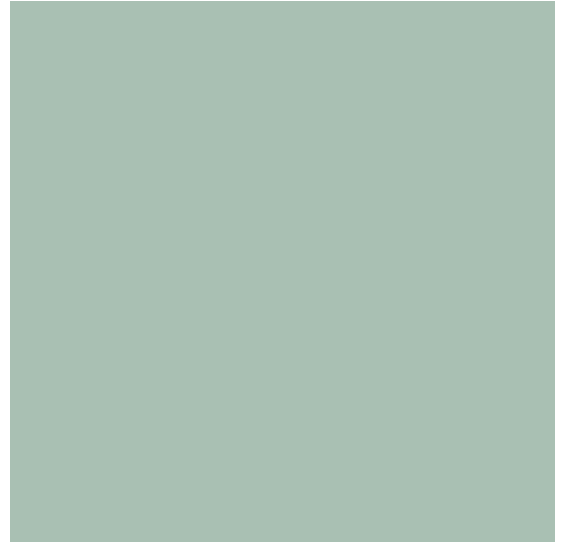
- Four of these are two bedroom townhouses with a family bathroom and separate toilet downstairs.

KEY FACTS

- Established Wainuiomata location
- Walking distance to local shopping centre
- Public transport nearby
- 10 minutes drive to Lower Hutt CBD
- Latest building code and specifications
- Quality kitchen appliance packages
- Vinyl plank flooring and carpeted throughout
- All double glazed and insulated



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Artist impression only

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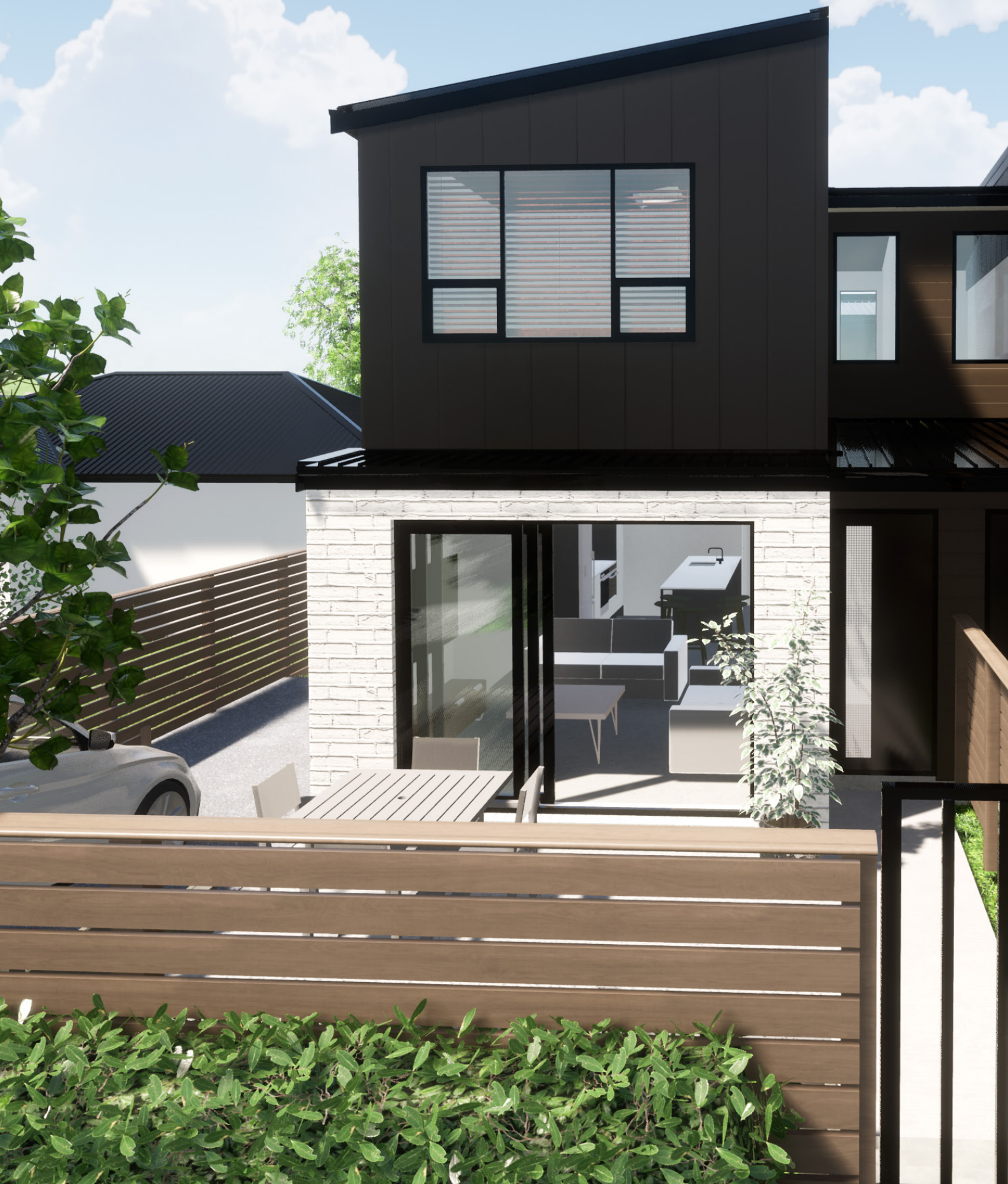


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Main Road.

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BRAND NEW IN WAINUIOMATA

An exclusive townhouse development of only twelve homes has been created for the discerning buyer set in the fast growing suburb of Wainuiomata.

Located close to the main shopping precinct providing excellent sunshine and sheltered from the prevailing winds these beautifully designed low maintenance properties are set to be the perfect home.

The designers have incorporated modern materials and select finishes to create a bespoke enclave for the busy professional or retiree looking for peace of mind.

With seven 2 bedroom, 2 bathroom townhouses and four 2 bedroom, 1.5 bathroom townhouses these homes provide expansive living areas with eat in kitchens, off street parking for one car all offering the best in build quality and design features not usually found in this price range.

Main Road.

\ WAINUIOMATA \





Thoughtfully designed and laid out to provide the very best in easy-care living in a central location.

All materials are to a high standard and fit with the contemporary and timeless design, some of these features are;

EXTERIOR SPECIFICATIONS

- Wall cladding #1 – Strya (Hardies)
- Wall cladding #2 – white brick
- Roof cladding and colour – Iron & black
- Spoutings and downpipe material and colour – Marley & black
- Joinery & colour – Black Aluminium double glazed
- Driveway surface – tarseal
- Concrete patio surface – brushed concrete
- General fences – timber slat fencing
- Grass type – Ready lawn

INTERNAL SPECIFICATIONS

- Lighting - Recessed LED lights to all areas
- Flooring - vinyl plank including kitchen area and carpet to stairs. Level 1: carpet
- Heating- 1 x heat pump
- Hot water - External electric

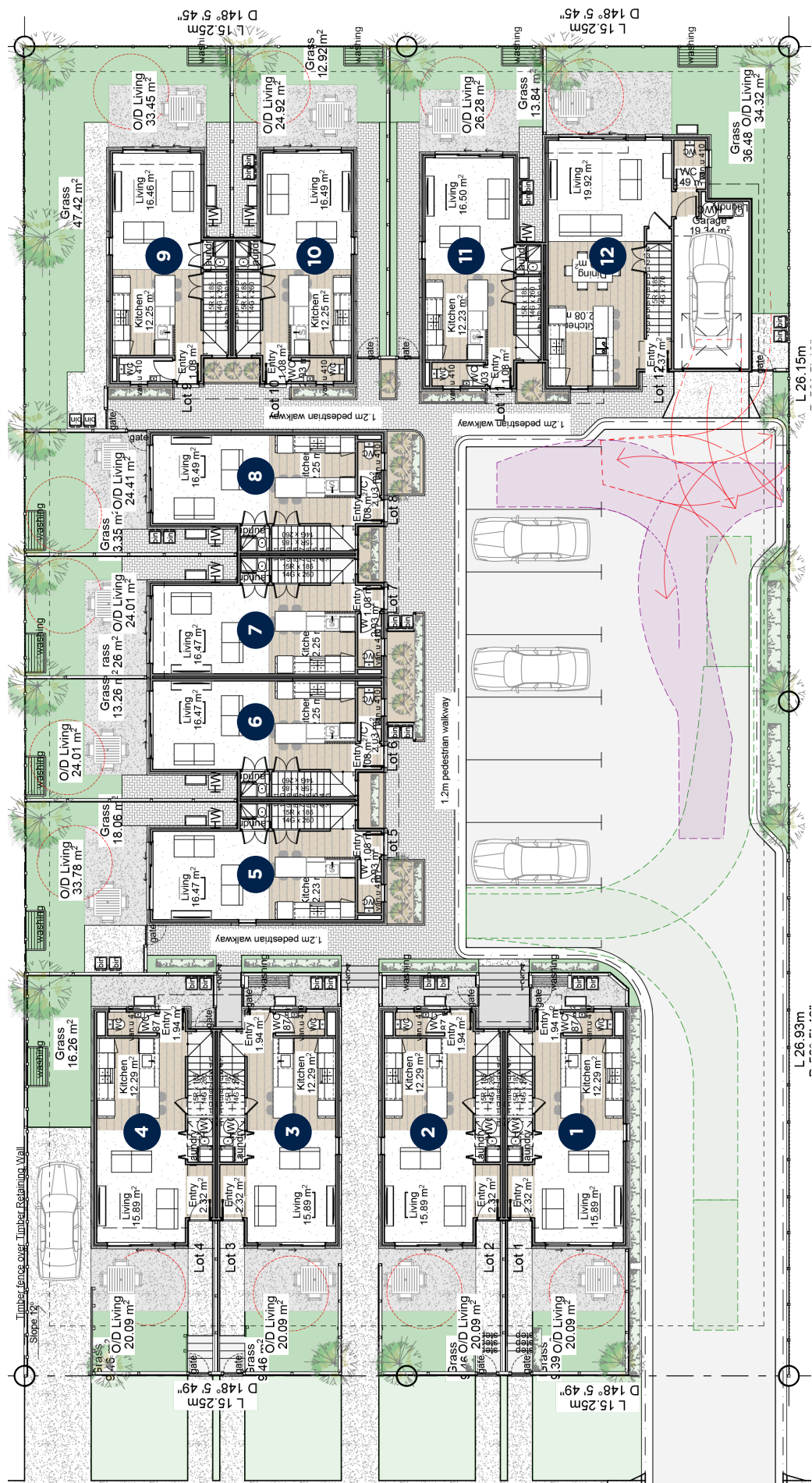
Kitchen

- Cabinetry - Melteca, white
- Bench tops - engineered stone
- Splashback - tiles
- Appliances - Parmco package

Bathroom

- Flooring - vinyl plank
- Vanity - wall hung
- Shower - Acrylic with glass sliding doors
- Mirror - bevelled edge
- Toilet - back to wall
- Tapware - Reflex
- Towel Rail - heated

Site Plan



Specifications.

Bathroom

Shower Slide	Felton	Reflex (3 point)	Stainless
Shower Mixer	Felton	Reflex	Stainless
Bathroom Tap	Felton	Reflex	Stainless
Toilet	LeVivi	Brooklyn Back to Wall	White
Mirror	Clearlite	Sized to suit	Bevelled

Kitchen

Kitchen Tap	LeVivi	Milan Sink Mixer	Stainless
Benchtop	Prime Stone	Porters Pass Polished	Grey
Joinery	Melteca	Super White Naturale	White

Flooring

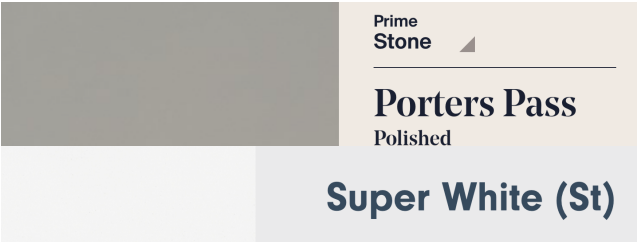
Hard Flooring	Godfrey Hurst	Vega - 3001 Dune	Natural light wood
Carpet	Feltex	Cable Bay - 0540 Cockle	Light Grey
Underlay	10mm		

Appliances

Oven	TYO	Parmco - 60cm	Stainless
Electric Hob	TYO	Parmco - 60cm	Stainless
Dishwasher	TYO	Parmco - 60cm	Stainless
Rangehood	TYO	Parmco - 60cm	Stainless
Heatpump	TYO	Gree - Lomo	White

Laundry

Laundry Tub	Aquatica	Laundra Tubbie Tub	White
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REFLEX
Single Spray Slide Shower



REFLEX



REFLEX
Basin Mixer



LeVivi Brooklyn Back-To-Wall Toilet
Suite



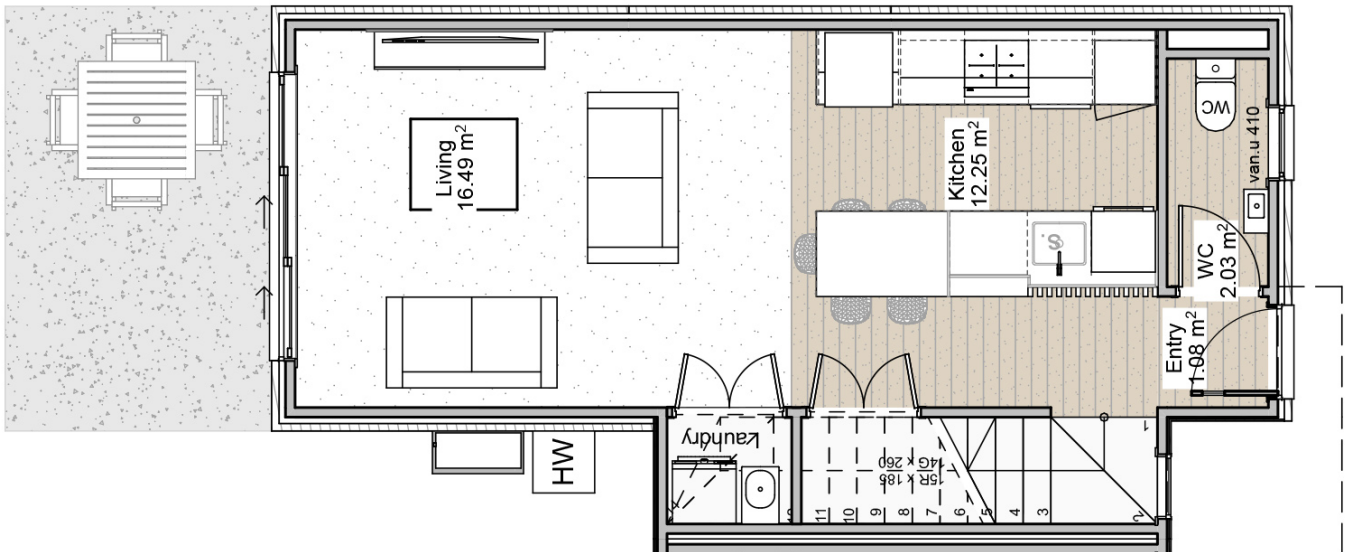
Aquatica LaundraTubbie Tub and
Cabinet

Typologies

TYPE 1

DOWNSTAIRS LAYOUT

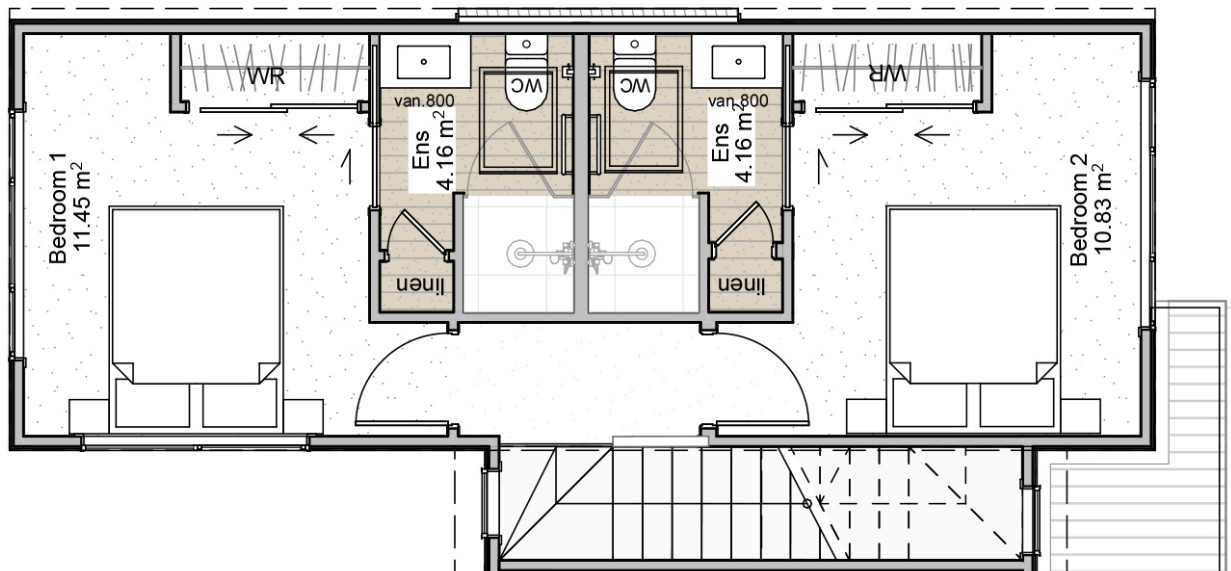
Open Plan Living
Eat in Kitchen with Stone Benchtops
Downstairs Toilet
Hideaway Laundry



TYPE 1

UPSTAIRS LAYOUT

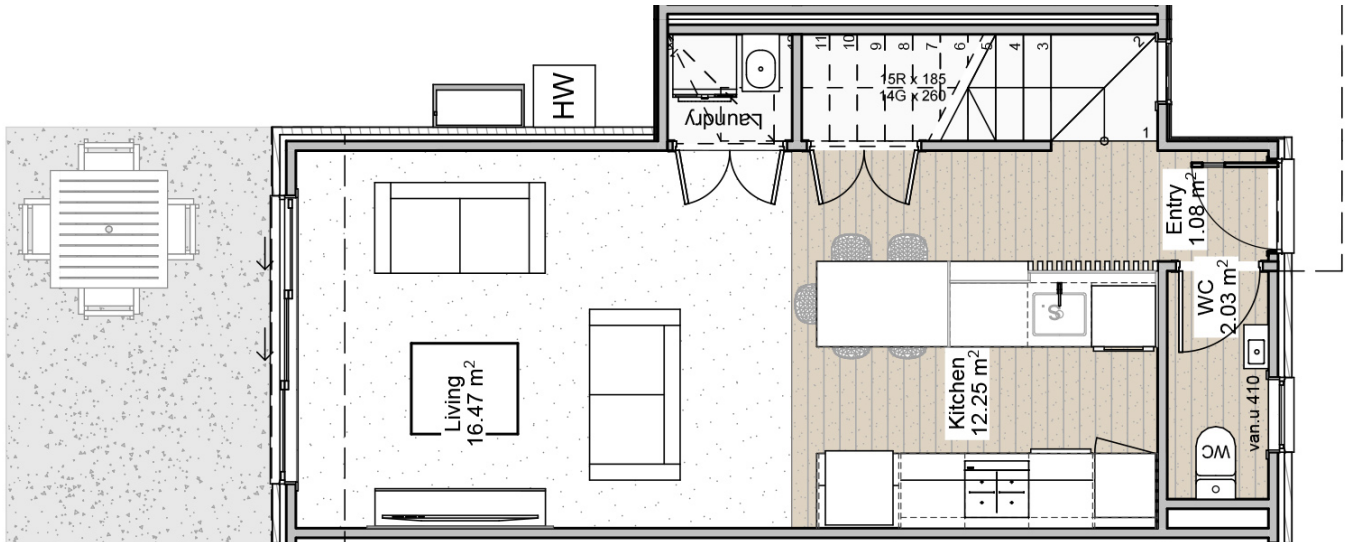
Two Double Bedrooms
Each with Ensuite
Built in Wardrobes



Typologies

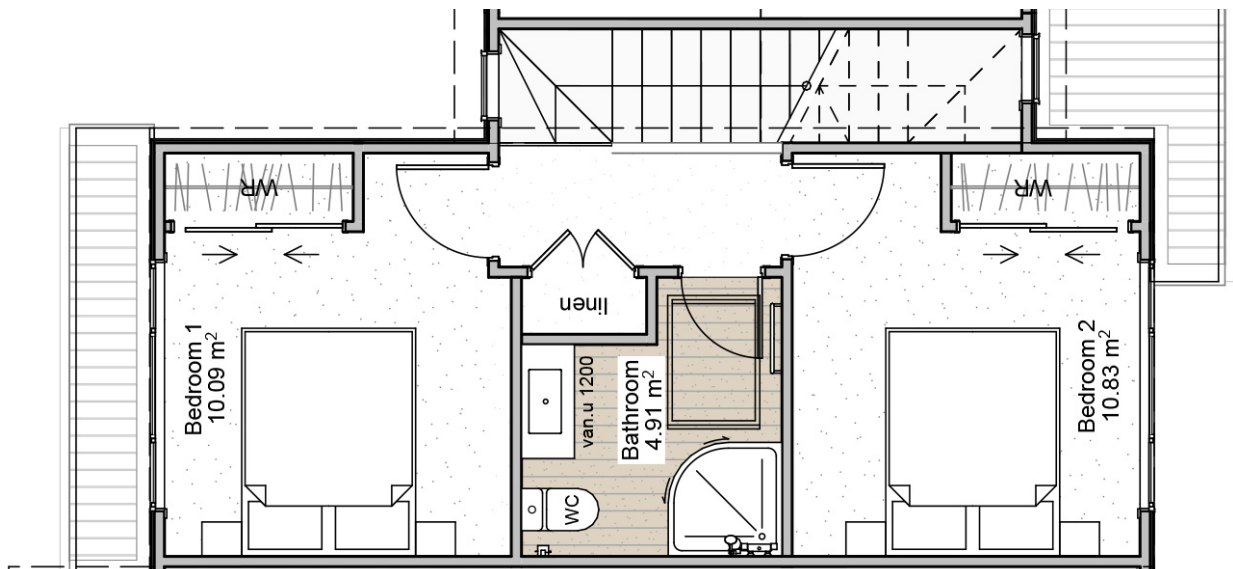
TYPE 2 DOWNSTAIRS LAYOUT

Open Plan Living
Eat in Kitchen with Stone Benchtops
Downstairs Toilet
Hideaway Laundry



TYPE 2 UPSTAIRS LAYOUT

Two Double Bedrooms
Family Bathroom
Built in Wardrobes





PROUDLY MARKETING BY
BAYLEYS REAL ESTATE

For more information on how
you can secure one of these
superb opportunities contact:

Janet Liu
021 468 476
janet.liu@bayleys.co.nz



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