

**2 CARNACHAN STREET,
CAMBRIDGE, WAIPA, WAIKATO**



FOR SALE

PERFECT IN NORFOLK

Set on a private 694 square metre section on Carnachan Street, this immaculate 3-bedroom, 2-bathroom family home epitomises comfortable living in one of Cambridge's most coveted residential areas. A perfect blend of modern convenience and relaxed lifestyle.

Step inside to discover the welcoming and bright living area which offers plenty of room for all the family. The master bedroom boasts an ensuite and walk-in wardrobe, while the additional two bedrooms offer flexibility for growing families or home office space.

The outdoor space truly shines with a large entertainment area designed for New Zealand's outdoor lifestyle. Whether hosting barbecues or enjoying quiet evenings, the outdoor entertainment zone provides the perfect backdrop. The fully fenced section offers privacy and security, while the double garage provides secure parking for two vehicles plus additional storage.

- Spacious 3-bedroom, 2-bathroom layout
- Climate-controlled comfort with ducted heating and cooling
- Double remote garage plus storage shed on fully fenced 694m² section
- Outdoor entertainment area
- Modern conveniences including dishwasher, built-in wardrobes and alarm system

This quality family home on Carnachan Street represents an exceptional opportunity to secure your place in this remarkable town. With its thoughtful design, modern amenities, and prime location, it's ready to welcome new owners into the Cambridge community where trees, champions, and quality living flourish together.

For sale by auction 10:00am Thursday 28 August at Realty HQ Ltd MREINZ, 41 Duke Street Cambridge (Unless sold prior)

Come along to an open home, or call Peter now to make an appointment to view.

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PRICE:
Auction

OPEN FOR INSPECTION:
Aug 24 at 1:00pm - 1:30pm



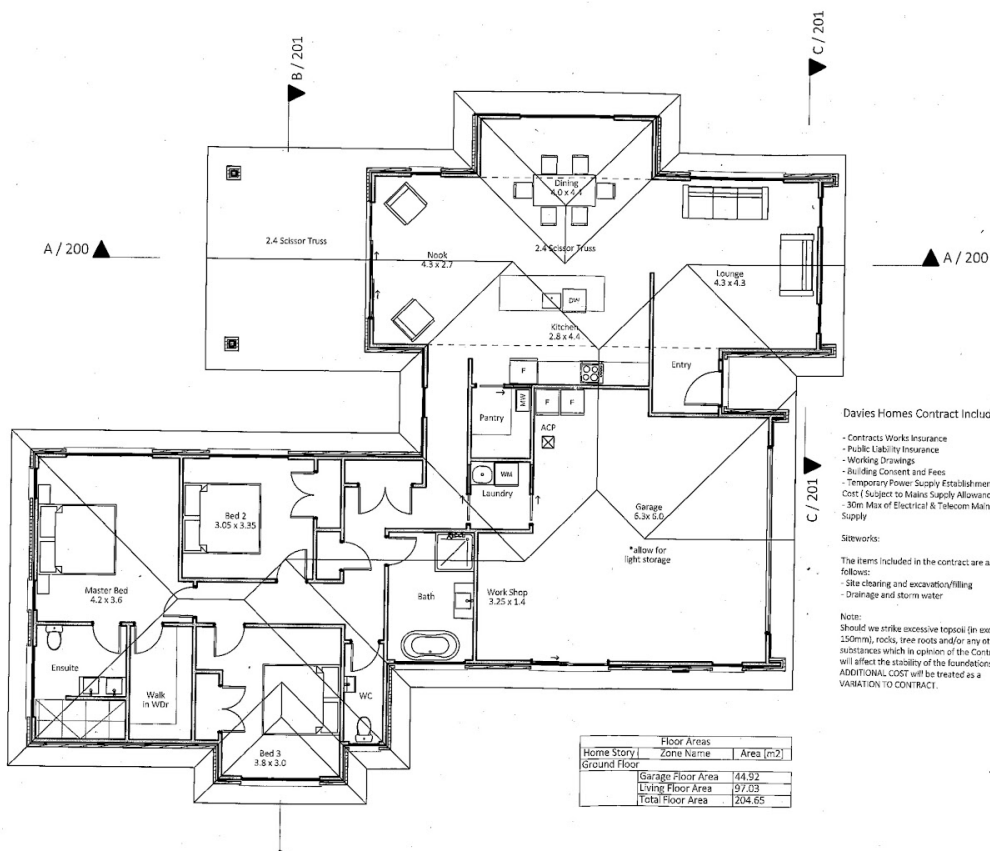
Peter Matthews

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@realty Limited Licensed REA 2008



General Notes:

- Ribfract floor and foundation
- All framing SGB HL 2 KD or Glulam/laminated timber unless otherwise specified
- Stud height 2.435
- 15 degree scissor truss ceiling to lounge, kitchen, dining and nook areas
- 30 degree roof pitch with Metrolite colorsteel roofing
- Colorsteel fascia
- Colorsteel downpipes
- All fixings as per NZS 3604:2011 Section 4 Durability 4.4 Steel Fixings and Fastenings
- Doors - 1980 high
- Door Jambis - Profile C sibiline 112 x 30mm FJ pine
- 13mm standard GIB plasterboard to ceilings
- 13mm GIB aqualine to bathroom
- 10mm standard GIB plasterboard to walls
- 10mm GIB aqualine to bathrooms
- 60 x 10 rad fty bevelled 1 edge skirting
- 50 x 10 rad fty bevelled 1 edge architrave
- See floor finishes plan for tile skirt areas
- 75mm gfb cove to all areas with exception of cupboards and wardrobes which have 40 x 18 rad fty scotia on flat and rising areas, along with bathrooms and toilets which are square stopped
- Linen Cupboard - Ventilated Wardrobe System Shelving
- Wardrobes - Ventilated Wardrobe System Shelving
- Master Bed Wardrobes - Wardrobe System Shelving
- R 3.6 Mammoth ceiling insulation
- R 2.2 Mammoth wall insulation
- All downlights IC Rated
- Glazing to comply with NZS 4223.3.2016 Glazing in buildings
- Part 3: Human impact safety requirements
- All aluminium joinery double glazed
- Bathroom and Ensuite to have a 150 dia. extract fan ducted to soffit
- Wet area walls and ceilings painted with sealer and 2 top coats of enamel with sealer and 2 top coats of enamel or waterborne enamel
- Seal vanities and baths to painted walls with Sikaseal Wet Areas before any tile installation
- Seal WC to floor with Sikaseal Wet Areas
- Bathroom / Ensuite floors and full height shower walls sealed with lanicrete Hydrobar waterproofing membrane by licensed applicator - Min 50mm lap up walls and provide water stop to room doorways and walls behind baths waterproofed to a min of 250 above top of bath tiled bottle recesses to showers waterproofed as above
- Recessed shower floors to have floor screed with min 150 slope to waste
- Showers fiberglass tray with acrylic lining type with safety glass door and screens

Davies Homes Contract Includes:

- Contracts Works Insurance
- Public Liability Insurance
- Working Drawings
- Building Consent and Fees
- Temporary Power Supply Establishment and Cost (Subject to Mains Supply Allowance)
- 30m Max of Electrical & Telecom Mains Supply

Setworks:

The items included in the contract are as follows:

- Site clearing and excavation/filling
- Drainage and storm water

Note:
Should we strike excessive topsoil (in excess of 150mm), rocks, tree roots and/or any other substances which in opinion of the Contractor will affect the stability of the foundations, any ADDITIONAL COST will be treated as a VARIATION TO CONTRACT.