



# FOR SALE

## FLAT OUT FABULOUS

Positioned in one of Point Wells' most tightly held pockets, this beautifully crafted single-level home delivers the effortless lifestyle people move here for — generous proportions, thoughtful design, and a community that's impossible not to love.

At 282m<sup>2</sup> (approx) and set on a stunning 1000m<sup>2</sup> garden paradise, 5 Shearwater Lane combines relaxed coastal living with bespoke high-end finishes and an intelligent floorplan designed to evolve with family life.

Four bedrooms and a separate media room — or configure as five bedrooms if required. Multiple living spaces provide flexibility for families, guests, hobbies, working from home, or multi-generational living.

From engineered timber flooring and stone benchtops to beautifully tiled bathrooms, exceptional storage, solar panels, battery backup, and an extensive list of thoughtful upgrades, this is a home where real consideration has gone into how people actually live.

The kitchen is the social heart of the home — beautifully appointed with premium appliances, a large island bench, clever storage solutions, and seamless connection to the outdoor entertaining areas and established gardens beyond.

Privately positioned, the master suite features a walk-behind wardrobe and luxurious ensuite, while a hobby room, office, utility room, and a host of clever design features provide flexibility rarely found in a single-level home.

Outside, the grounds are private, established, and incredibly usable — with space for the boat, trailer, kids, grandkids, and all the inevitable guests that come with owning a home in Point Wells.

Morning coffee at the local store.  
An easy stroll to the water to soak up the views across to Omaha.

This is the rhythm of Point Wells life.

The local café, bowls club, library, community centre, flat walkways, friendly neighbours, and

4 BED | 3 BATH | 2 CAR

PRICE:  
Price by Negotiation

OPEN FOR INSPECTION:  
Jul 4 at 11:00am - 11:30am



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All bathrooms & laundry to have 125litre Mance fans (min 25/h flow rate) ducted between rafters (not thru) to exterior walls & soffits in accord with attached manufacturers specifications to have rangehood over cooktop with min flow rate of 90L/s

References:  
 All Smacof details refer sheets A14, A15 & manual attached.  
 All Brick veneer details refer sheet A16 & Brick manual attached.  
 Garage door details, Head & Jamb details refer sheet A17.  
 Shower floor/wall waterproofing details refer sheet A18.  
 Framing connection details refer sheet A11 & A17.  
 All Asphalt Shingle roofing details refer sheet A12 & manual attached.

Area = 282sqm + outdoor room.

**Roof notes:**  
 25.5 & 30 deg pitch 'Asphalt Shingle' roofing on roofing underlay & 5mm T&G plywood floor in strict accord with manufacturers specification & manual attached, on Trusses @ 900 max c/c's with ceiling strapping @ 400 max c/c's & 13mm UltraLine g/b board ceilings.  
**Facia & Spouting:**  
 Timber facia with colour-matched Max-seal spouting and downpipes.  
 All gutters to be 100 with 10mm gap between facia & back of gutter for overflow.  
 All roof & ceiling plane braces shall be in accord with NZS3604:2011 and any relevant amendments (including new 30x45 g/b braces).  
 All truss top chords and rafters "Z" nailed both sides to top plate.  
 4.75mm prefinished Hardiflex soffits or equivalent.  
 All ceilings insulated with fibreglass insulation batts or equivalent to equal or better "R 3.0".  
**Ceiling:**  
 Exterior sheathed with Smacof'd b/b weatherboard system on 50x20 tan cavity battens on Thermal&K waterproof building wrap system on 90 x 45 SG8 H/2 tan media framing with studs up to 2570 high @ 400 c/c's and noggs @ 800 c/c's.  
 Feature Garage / Entry walls in bag plastered Brick Veneer as detail sheet A15.  
 Internal bearing wall studs @ 400 c/c's, all others studs @ 800 c/c's with 20x45 & 135x45 g/b sheath fixed horizontally.  
**Joinery:**  
 Residential suite aluminium joinery with low-E glass. Colour to be confirmed by owner.  
 Grade "A" safety glass shall be fitted in accordance with NZS 4232 (all amendments) to all bathroom, windows. Also fitted to all shower glazing.  
 Joinery opening out/couplings refer to elevations. Wind brace horizontal mullion to Highline coupling joinery.  
 Double glazing to all window & door joinery to be in clear float except for obscure glass to bathrooms & wc.  
 Aluminium joinery head heights to be 2300 to main living areas, entry & master bedroom, balance of house 2200 with 20mm grooved paint finish pine jambs.  
 Refer floor plan for window & door sizes. Joinery sizes to be site measured & confirmed prior to manufacturing.  
 Interior Doors to be 30mm grooved jambs & 2200 or height hollow-core paint finish doors with Schlage door hardware.  
**Interior linings:**  
 Ceilings to Entry, Media, Living, Dining, Kitchen, Master Bdr'm to be 13mm UltraLine G/b board. Balance of ceilings and walls to be 10mm G/b b'd with equaline G/b to all wet areas. Insulated in strict accord with G/b manual attached.  
**Insulation Requirements:**  
 Minimum insulation to be used as follows:  
 All exterior walls to be insulated with "R2.4" batts (or equivalent) internal garage walls to have "R2.4" batts.  
 Roof ceiling areas insulated with "R2.4" batts (or equivalent).  
 All aluminium joinery to be double glazed & garage door to be fully insulated.  
 Understore concrete slab to be insulated with 220mm thick polystyrene insulation Posa.  
**Floors:**  
 Concrete Raft slab in accord with Engineers sheets S01, S02 & S03 also sheet A05.  
 Allow minimum 150mm above paving/patios and minimum 225mm above natural ground to F.F.L.

Amended 10.3.21: Delete Gas File to Outdoor room.

Designed by:	Proposed New Residence	Project No. 12
Client: Consultants	for Power Desmond Partnership	Date: April 10.3.21
PO Box 488129	at No 5 Shearwater Lane, Pt Wells,	Drawn: GAB/24
Swire Beach	Rodney, Auckland.	Status: BC
Ph: 021 2200094		Sheet No: A03

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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