



Alexandra, 154a Tarbert Street

3 x BRAND NEW AND WAITING FOR YOU

Prepare to be impressed by these attractive freehold townhouses. Every inch of space has been well utilised resulting in comfortable, contemporary two bedroom living.

- *Open plan living including functional kitchen/dining area flowing out to the private, fenced, easy-care outdoor area an ideal space for you to relax and unwind
- *Office/hobby room
- *Two double bedrooms with generous storage
- *Attached single garage, laundry and additional attic space
- *A great lock and leave or permanent living with a sense of security

Downsizing, investment or looking for easy living, these properties are worth your time to view!



For Sale
Enquiries Over \$710,000

View
[ljhooker.co.nz/15CVGME](https://l.jhooker.co.nz/15CVGME)

Contact
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Alexandra
(03) 448 8888
Central and Lakes Realty 2008 Ltd

More About this Property

Property ID	15CVGME
Property Type	Townhouse
House Size	96 m2
Land Area	250 m2
Including	Dishwasher
Licensed Real Estate Agents (REAA2008)	

Jane Hoskins 0274 486 060

Manager/Licensed Salesperson | jhoskins.alexandra@ljhooker.co.nz

Jo Tickle 0274 855 701

Licensed Salesperson | jtickle.alexandra@ljhooker.co.nz

LJ Hooker Alexandra (03) 448 8888

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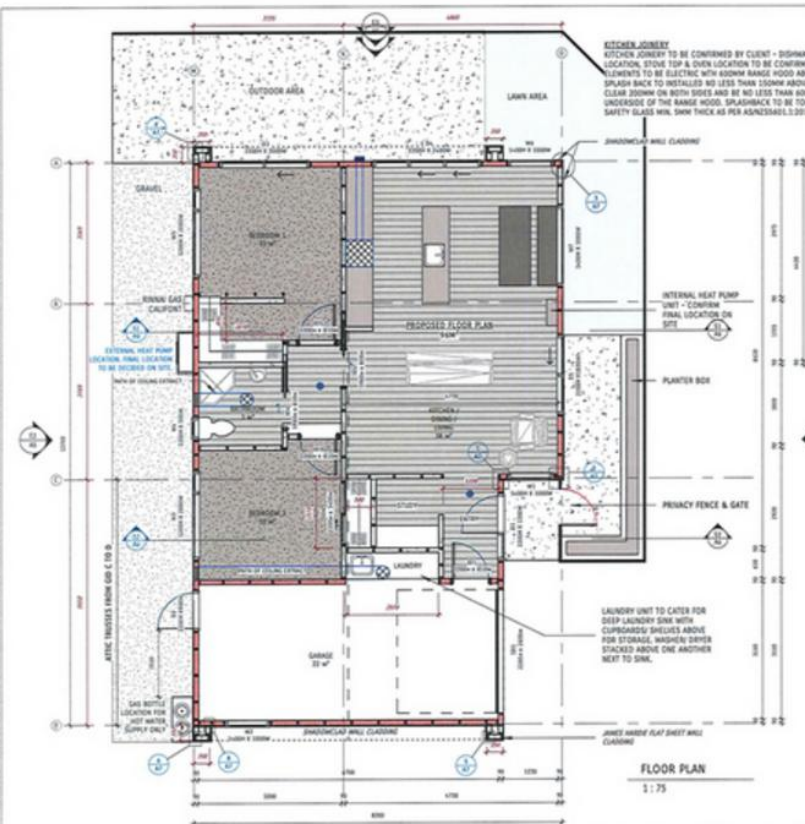
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- DESCRIPTION**
- SELECTED CARPET, OVER 100MM THICK 20 MPA REINFORCED CONCRETE SLAB, OVER SEAD SEISMIC WEAIR WITH 40MM TOP COVER, 250MM LAPS, 50MM S GRADE POLYSTYRENE OVER 50MM, 30MM TOP COVER, ON 100 KPa ALLOWABLE BEARING PRESSURE (NCS300A-2011 "GOOD GROUND")
 - SELECTED VINYL PLANKING, OVER 100MM THICK 20 MPA REINFORCED CONCRETE SLAB, OVER SEAD SEISMIC WEAIR WITH 40MM TOP COVER, 250MM LAPS, 50MM S GRADE POLYSTYRENE OVER 50MM, 30MM TOP COVER, ON 100 KPa ALLOWABLE BEARING PRESSURE (NCS300A-2011 "GOOD GROUND")
 - REAR SSB W/L2 TIMBER FRAMED INTERNAL NON-LOADBEARING WALLS (STUDS @ 400 MAX CXL, DIMENSIONS @ 800MM MAX, WITH REAR SSB W/L2 TOP AND BOTTOM PLATE), LINED WITH 10MM GIB ON SIMILAR WALL LINING TO BOTH SIDES
 - CLOSETTED WALL CLADDING DIRECT FINISH, OVER COVERTER 40S BUILDING WRAP, OVER NO 9 X 45 SSB W/L2 TIMBER FRAMING (STUDS @ 400 MAX CXL, DIMENSIONS @ 800MM MAX, WITH REAR SSB W/L2 TOP AND BOTTOM PLATE), INSULATED WITH MIN R2.8 PINK WALL BATTS WHERE REQUIRED, LINED WITH 10MM GIB OR SIMILAR WALL LINING
 - SHOWER WALL CLADDING (REFER TO SPECIFICATIONS/METALLATION INFORMATION) OVER 30MM CAVITY SYSTEM @ 450 CXL, OVER COVERTER 40S BUILDING WRAP, OVER NO 9 X 45 SSB W/L2 TIMBER FRAMING (STUDS @ 400 MAX CXL, DIMENSIONS @ 800MM MAX, WITH REAR SSB W/L2 TOP AND BOTTOM PLATE), INSULATED WITH MIN R2.8 PINK WALL BATTS WHERE REQUIRED, LINED WITH 10MM GIB OR SIMILAR WALL LINING
 - JAMES HARDIE PLAT PANEL WALL CLADDING (REFER TO SPECIFICATIONS/METALLATION INFORMATION) OVER 30MM CAVITY SYSTEM @ 450 CXL, OVER COVERTER 40S BUILDING WRAP, OVER NO 9 X 45 SSB W/L2 TIMBER FRAMING (STUDS @ 400 MAX CXL, DIMENSIONS @ 800MM MAX, WITH REAR SSB W/L2 TOP AND BOTTOM PLATE)
 - DOMESTIC SMOKE ALARM, AS PER GRAS 3.3.1 SMOKE ALARMS SHALL BE LOCATED WITHIN 3M OF EACH SLEEPING SPACE DOOR.
 - WINDROOF VENTILATION AS PER GRAS 3.3.3 (A) ALL EXTRACTS TO PENETRATE THROUGH THE WALL.

ROOM NAME	CEILING HEIGHT	CEILING LINING	WALL LINING
GARAGE	+2400	12MM STANDARD GIB	9MM PLYWOOD
OPEN PLAN LIVING	+2400	12MM STANDARD GIB	10MM STANDARD GIB
PASSAGE	+2400	12MM STANDARD GIB	10MM STANDARD GIB
BEDROOM 1	+2400	12MM STANDARD GIB	10MM STANDARD GIB
BEDROOM 2	+2400	12MM STANDARD GIB	10MM STANDARD GIB
BATHROOM	+2400	12MM GIB AQUALINE	12MM GIB AQUALINE
WALK-IN-THRU WARDROBE	+2400	12MM STANDARD GIB	10MM STANDARD GIB

INSULATION

CURRENT NZS4201:2009 SCHEDULE METHOD MINIMUM R-VALUE THRESHOLD:

	ZONE 1	ZONE 2	ZONE 3
ROOF	R 2.0	R 2.0	R 2.0
WALL	R 1.0	R 1.0	R 1.0
FLOOR	R 1.0	R 1.0	R 1.0
GLAZING (VERTICAL)	R 0.25	R 0.25	R 0.25
GLAZING (HORIZONTAL)	R 0.25	R 0.25	R 0.25

WALLS: MIN R2.8 (100MM THICK) PINK WALL BATTS TO THE EXTERNAL WALLS
CEILING/ROOF: MIN R3.0 (100MM THICK) PINK CEILING BATTS

ULTRASpan
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2110 - L049
TARBERT STREET
DEVELOPMENT - LOT 4

REVISION	DESCRIPTION	ISSUED ON	DRAWING NAME
A	BUILDING CONSENT	20/05/2023	FLOOR & FINISHES PLAN
B	BUILDING CONSENT NO.	20/05/2023	PHASE:
			BUILDING CONSENT
SCALE @ A3:			REVISION: B
AS SHOWN			DRAWING NUMBER: A3

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