

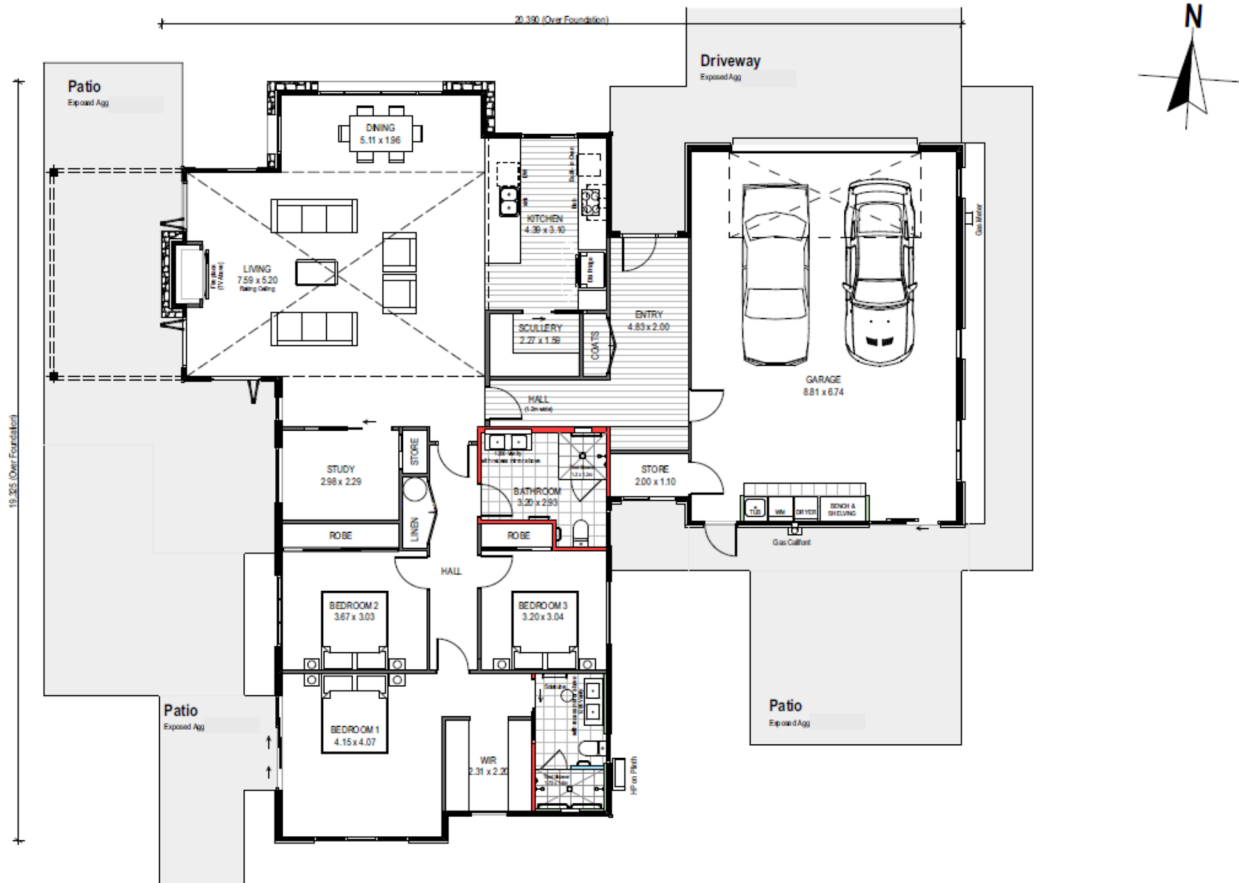


7 Homeward Bound Drive

This unique villa is a beautifully designed, contemporary home situated on a large corner site. Enjoying views of Coronet and Brow Peak from an expansive garden and outdoor entertaining area, it is a delight in summer and winter.

Inside, the spacious lounge boasts a vaulted ceiling, large gas fireplace and a dining area bathed in natural sunlight. The large open plan kitchen includes a pantry. With extra space in the garage, a study and large walk-in wardrobe, this villa has room for everything you need.

250m² 2 3 2 Study

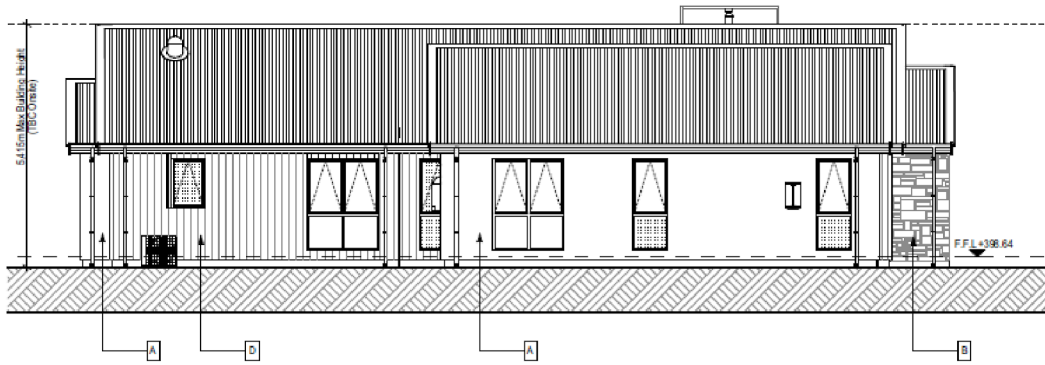


Elevations

7 Homeward Bound Drive

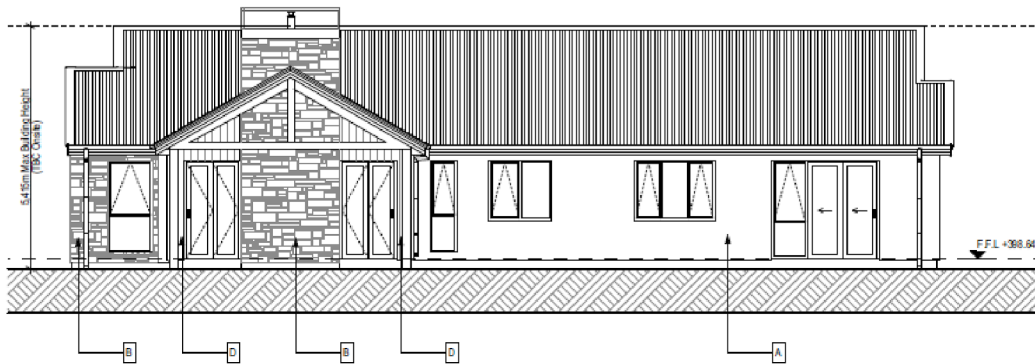


ARROWTOWN
LIFESTYLE VILLAGE



East Elevation

SCALE 1:100 @A3



West Elevation



Elevation

SCALE 1:100 @A3



South Elevation

SCALE 1:100 @A3

Specifications

Construction & Cladding

- Vertical cedar, schist and plaster
- Coloursteel roof
- 2.55m stud height, vaulted ceiling in lounge
- Double glazed, thermally broken windows

Interior Finishes

- High end fixtures and fittings carefully selected for design and durability
- Quality 100% wool carpet with heavy duty underlay
- Timber veneer flooring to kitchen and entry
- Fully tiled bathrooms
- Quality window treatments with double track curtains in master bedroom and lounge

Heating

- Feature gas fireplace
- Ducted Mitsubishi heat pump for winter heating and summer cooling

Kitchen

- Quality appliances, including Fisher and Paykel double wall mounted oven, induction cooktop, and double dish drawer.
- Engineered stone benchtop with undermounted sink, two-pot lacquer cabinetry, soft close drawers

Bathroom and Laundry

- Fully tiled bathrooms with under tile heating
- Double shower ensuite, with level entry access and safety rail
- Laundry located in garage with external access to service area

Bedrooms

- Master bedroom suite includes walk-in wardrobe and private ensuite
- Two queen sized guest bedroom with in-built robes

Garage

- Spacious internal access double garage
- Fully insulated with marine carpeting

Outdoor Living

- Sheltered outdoor patio and entertaining area

Safety and Security

- Gated village community
- Hard-wired smoke detectors
- 24-hour emergency call system














Landscape

FEATURES LEGEND

1. existing hedge
2. service area
3. existing stone wall
4. proposed stone wall
5. privacy planting to street
6. vegetable garden
7. flagstone paving strip
8. existing tree
9. existing planting

PLANT LEGEND

- | | | | | | |
|---|---------------------------|---|------------------------------------|---|-----------------------------------|
|  | Tree - ornamental cherry |  | Viburnum hedge (Griselinia at spa) |  | Phormium 'Dark Delight' |
|  | Tree - ornamental dogwood |  | High structural plant mix |  | Astelia nervosa |
|  | Cornus alba |  | Lower structural plant mix |  | Hebe / Pittosporum 'Golf Ball' |
| | |  | Ornamental - perennials etc |  | Feature shrub eg standard Choisya |



Larger versions of floor, electrical and landscape plans available on request