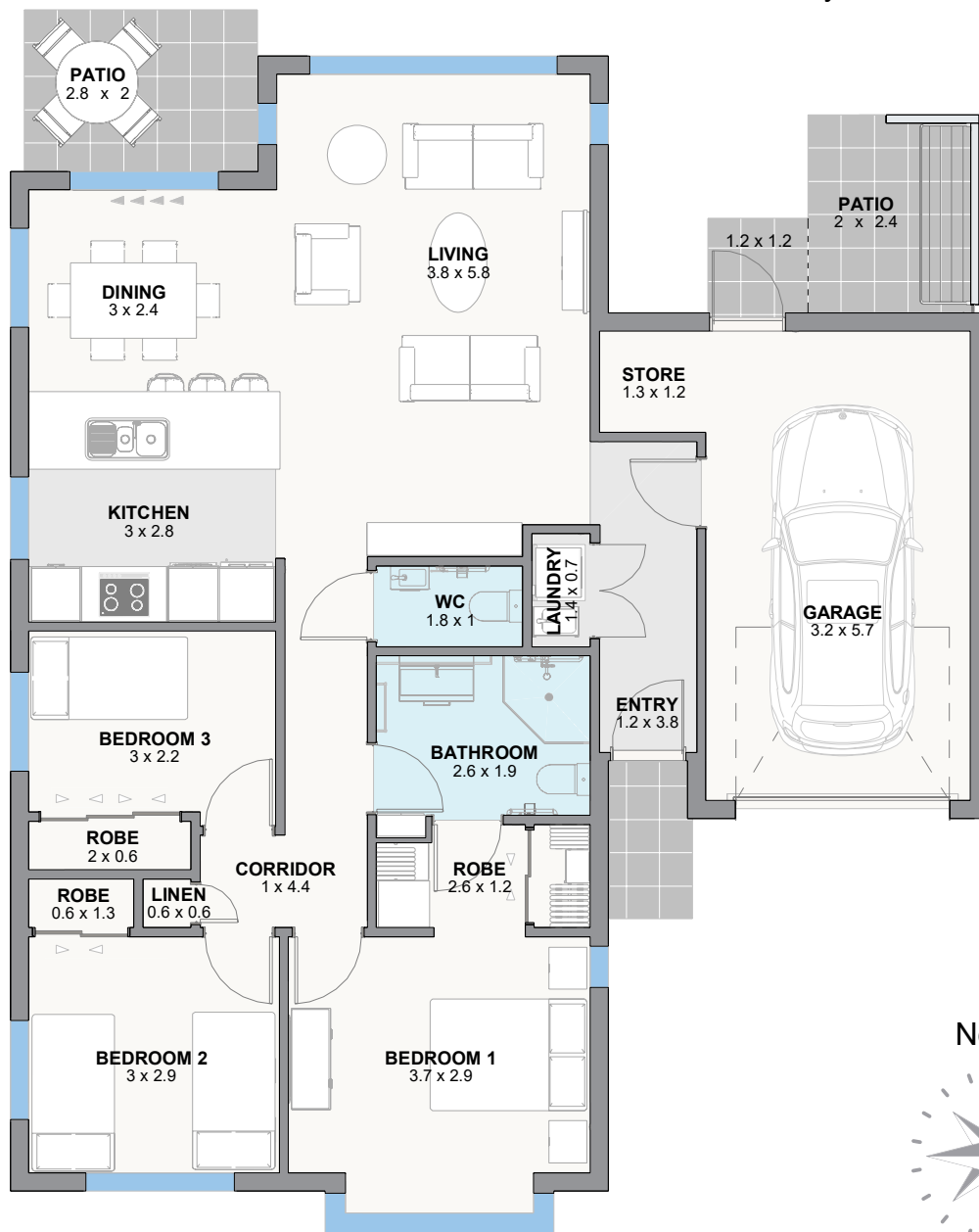


# Three Bedroom Villa

Kenny Rd. boundary



Type: **V4SL - Original**

Total floor plan area: **122m<sup>2</sup>**

Number: **Villa 22 - June 2025**

Total outdoor area: **12m<sup>2</sup>**

Village: **Summerset Palms, Te Awa**

Price valid for 30 days from:

\$

Sales Manager:

This sheet provides information for a Summerset three bedroom villa. See overleaf for inclusions and specifications for these homes.

ARTIST IMPRESSION ONLY - The design and make-up of the village may be subject to change at the discretion of Summerset. This is an example only. Design features are subject to change. Patio size and location, washing line placement and trellising may vary depending on the exact location and orientation of the home. Total floor plan area is calculated to the exterior wall, and may differ from the figure stated depending on the type of cladding used in construction. Some units may include additional windows. Room measurements are the total usable area for furnishing, these measurements do not include the door recesses and bay windows. Price stated is for the purchase of a Licence to Occupy. Issued: Nov 2021.





**Above** | Enjoy living in a welcoming and vibrant community



**Above** | Entertain guests in your full sized kitchen



**Above** | Love open plan living. Perfect for entertaining



**Above** | Relish in your spacious master bedroom

## Villa Specifications

### Features

- Call bell system
- Electric doorbell
- Double glazing
- Heat pump
- Wall-to-wall floor coverings (carpets and vinyl)
- Level entranceways
- Fibre line for telephone and internet
- Wiring for Sky and Freeview
- Drapes

### Kitchen

- Oven
- Ceramic cooktop and rangehood
- Joinery, including pot drawers and pantry
- Splashback
- Single dish drawer
- Soft close drawers and cupboards

### Bedroom

- Built-in wardrobe organisers

### Laundry

- Laundry tub
- Laundry dryer vent

### Bathroom

- Grab rails in shower and toilet
- Slip resistant tiles
- Heated towel rail
- Electric wall-mounted heater
- Underfloor heating
- Wall-mounted vanity with mirror and splashback

### Exterior

- Foldaway clothes line with trellis
- External sensor light
- Letterbox
- Exterior hose tap
- Planted garden
- Outdoor patio area
- Internal access garage with remote door opener\*\*

You would supply your own fridge/freezer, microwave, washing machine, dryer, Freeview or Sky decoder, telephone and modem.

**Please contact your Sales Manager for information on extras available.**