C

148 MCLEOD ROAD, TE ATATU SOUTH

MCLEOD GREEN APARTMENTS

WALLACE STRATTON
LICENSED REA 2008 | MREINZ
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MCLEOD GREEN APARTMENTS

Welcome home to McLeod Green Apartments, created for low maintenance and easy living without the sacrifice of style and quality finishes.

With 2 generous sized bedrooms, each equipped with great sized wardrobes, opening out into an open plan style living space, kitchen and dining with balcony. The opportunity is yours to come in and create your own flair with an easy to work with neutral palette.

With basement car parking, elevators and walking stair access every need is catered for here at McLeod Green Apartments.

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TE ATATU SOUTH

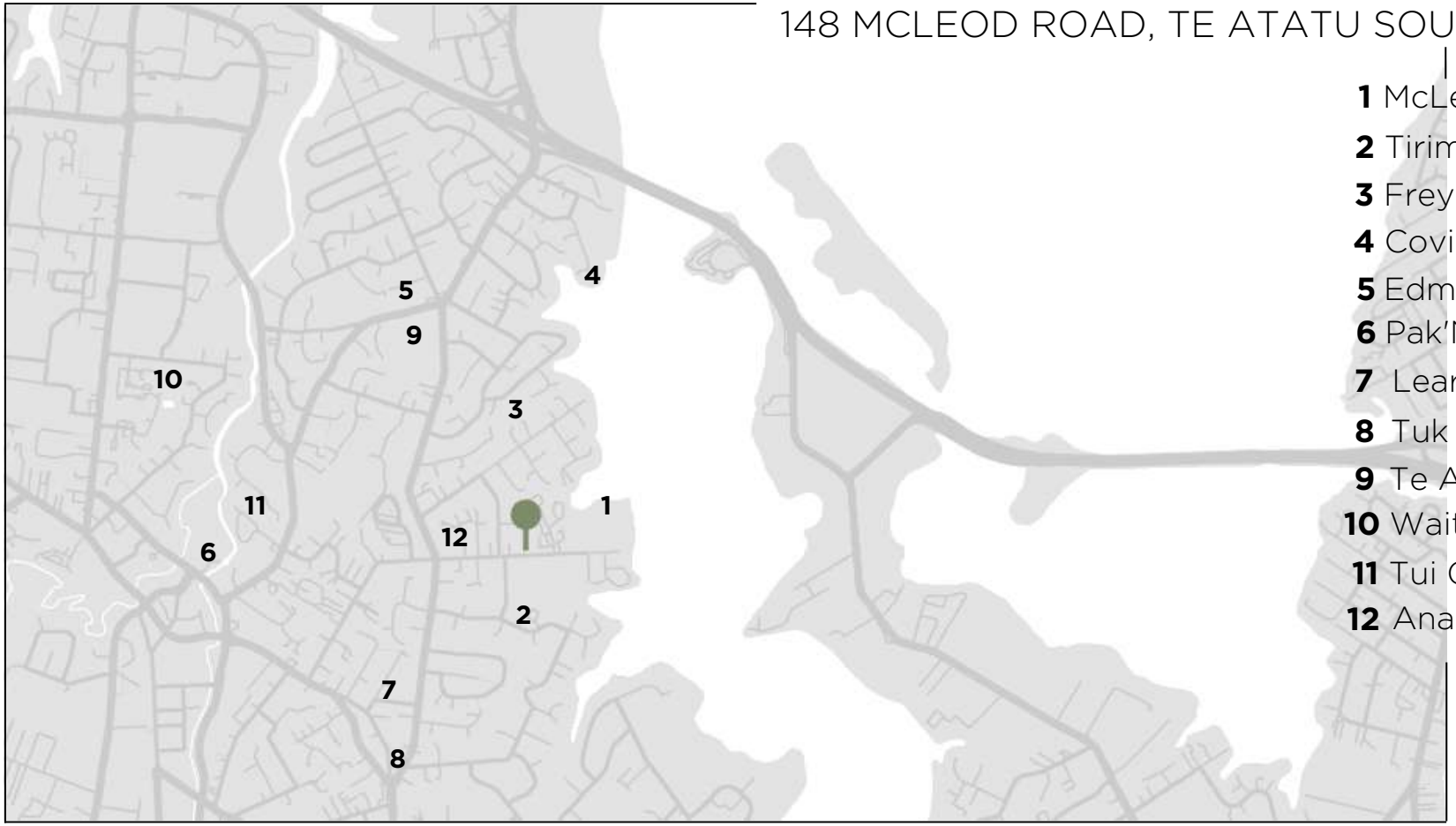
Te Atatu South is widely known as a great place to live, that has a strong community presence. A well connected location that is easy to get around, safe and well connected.

Te Atatu South's main hub is the Te Atatū Town Centre, where Edmonton Road and Te Atatu Road converge.

Te Atatu has coastlines on its eastern and western sides, with walkways and bike paths on both sides. Its location makes the suburb convenient access to to the city and Henderson town centre, and its elevation gives beautiful views of the city and the Waitakere Ranges.

With many local amenities, places to visit and sites to see. The opportunities within Te Atatu South are endless.

LOCATION



148 MCLEOD ROAD, TE ATATU SOUTH

1 McLeod Park
2 Tirimoana Primary School
3 Freyburg Community School
4 Covil Park
5 Edmonton School
6 Pak'NSave Henderson
7 Learning Adventures Preschool
8 Tuk Tuk Thai Restaurant
9 Te Atatu Community Centre
10 Waitakere Hospital
11 Tui Glen Reserve
12 Anastasis Coffee Roasters

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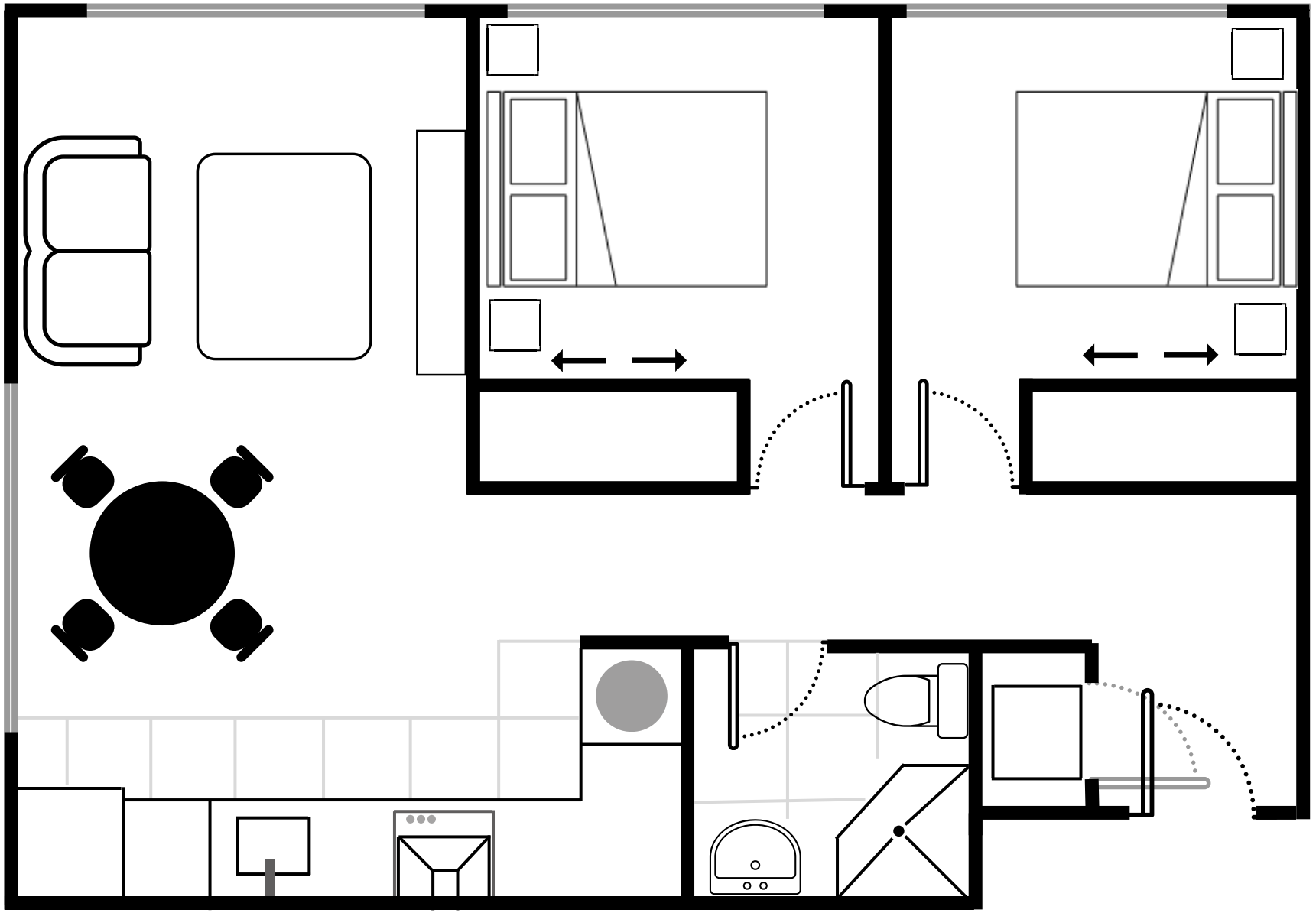
148 MCLEOD ROAD, TE ATATU SOUTH
WELCOME HOME TO
Te Atatu South
WALLACE STRATTON

FLOOR PLANS

N



END APARTMENT

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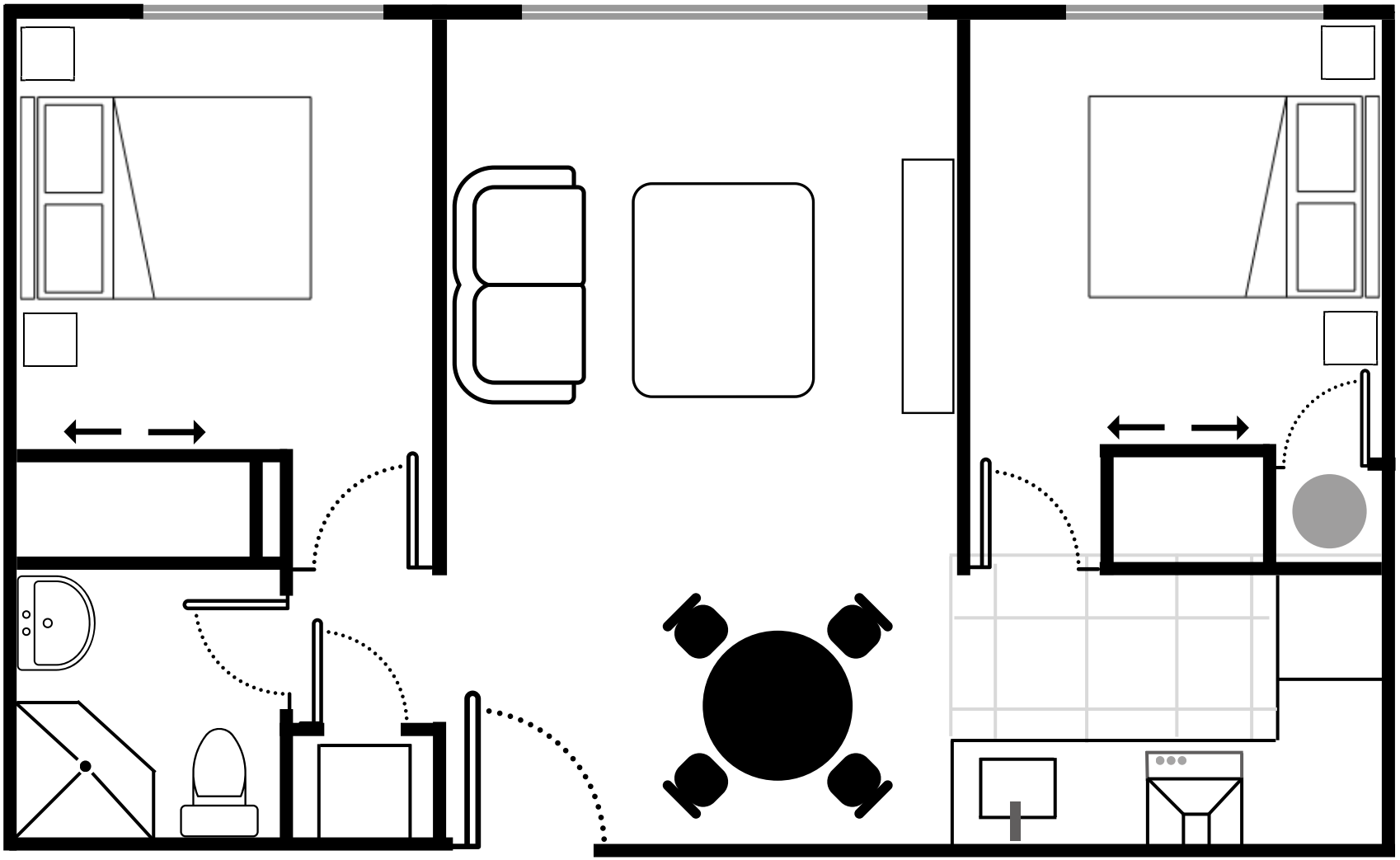
FLOOR PLANS

N



MIDDLE APARTMENT

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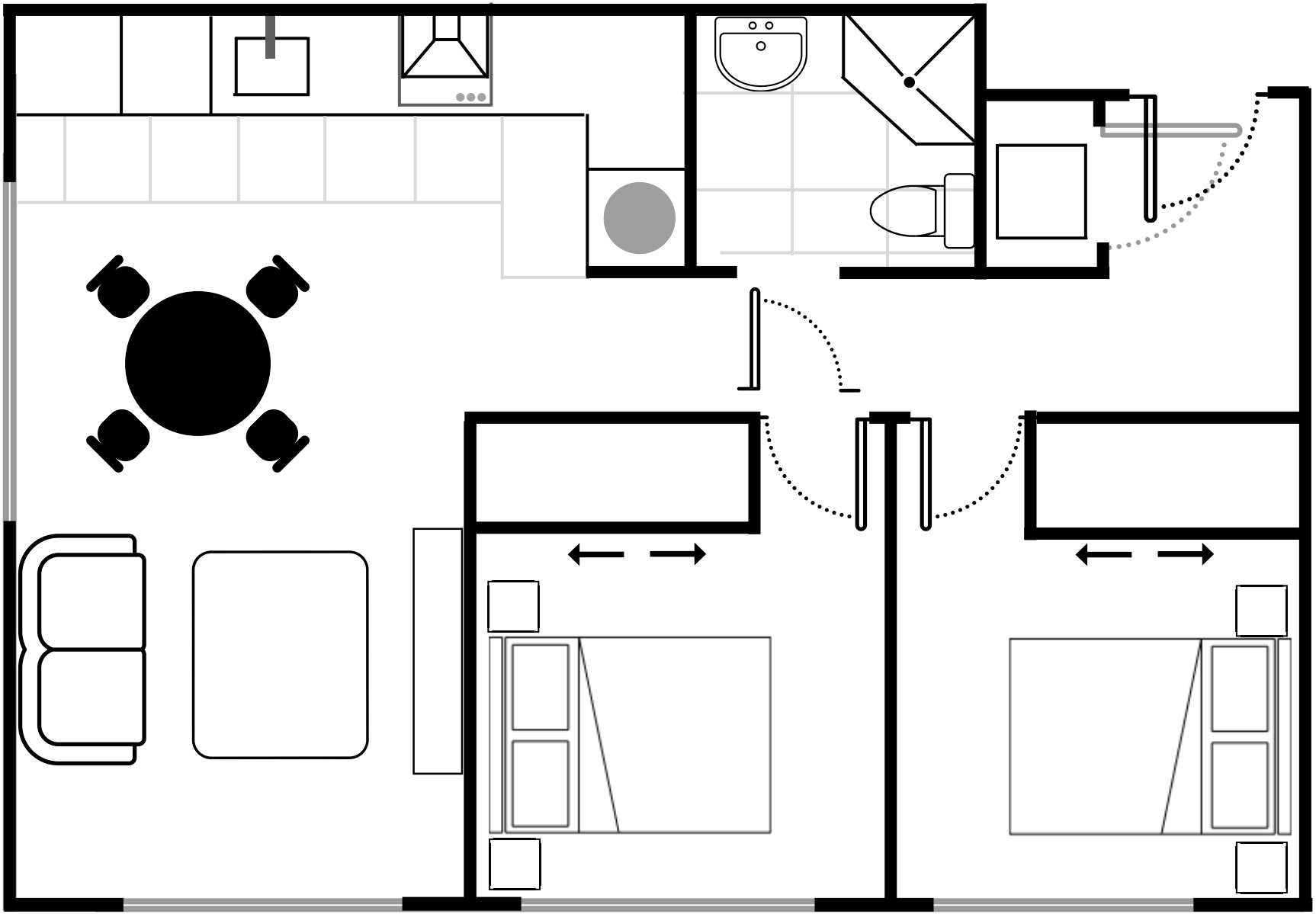
FLOOR PLANS

N



END APARTMENT

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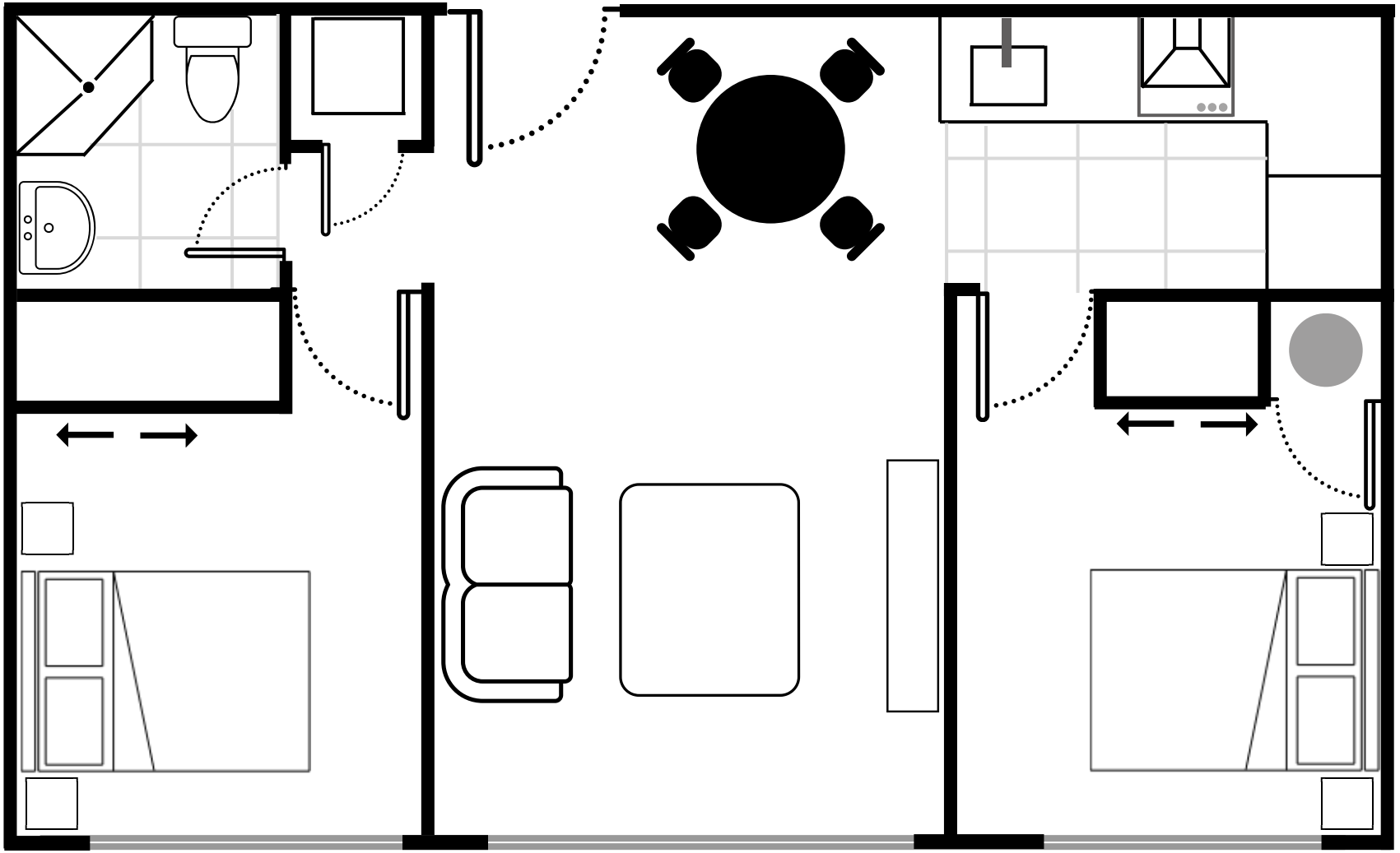
FLOOR PLANS

N



MIDDLE APARTMENT

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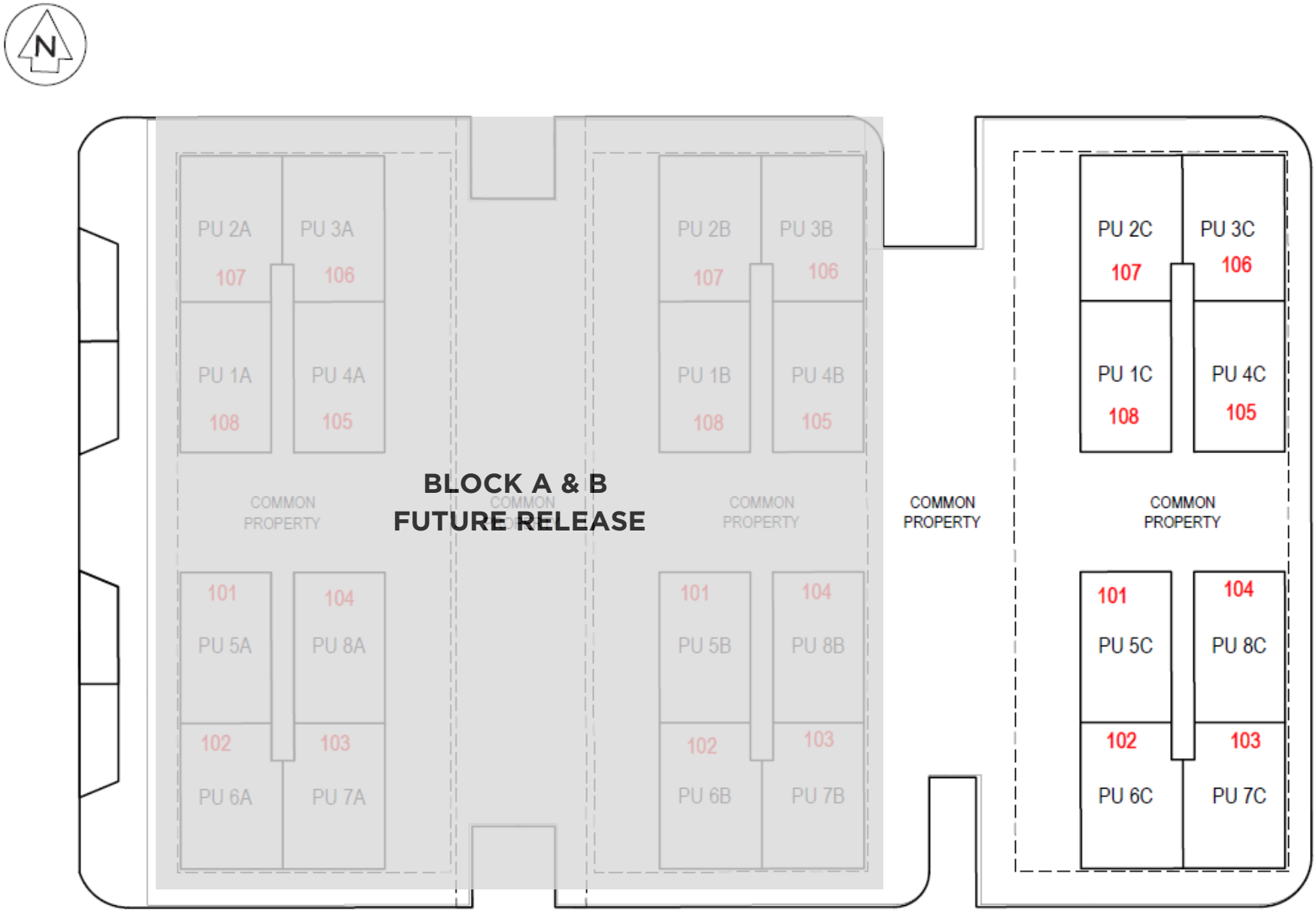

BLOCK C - FIRST FLOOR

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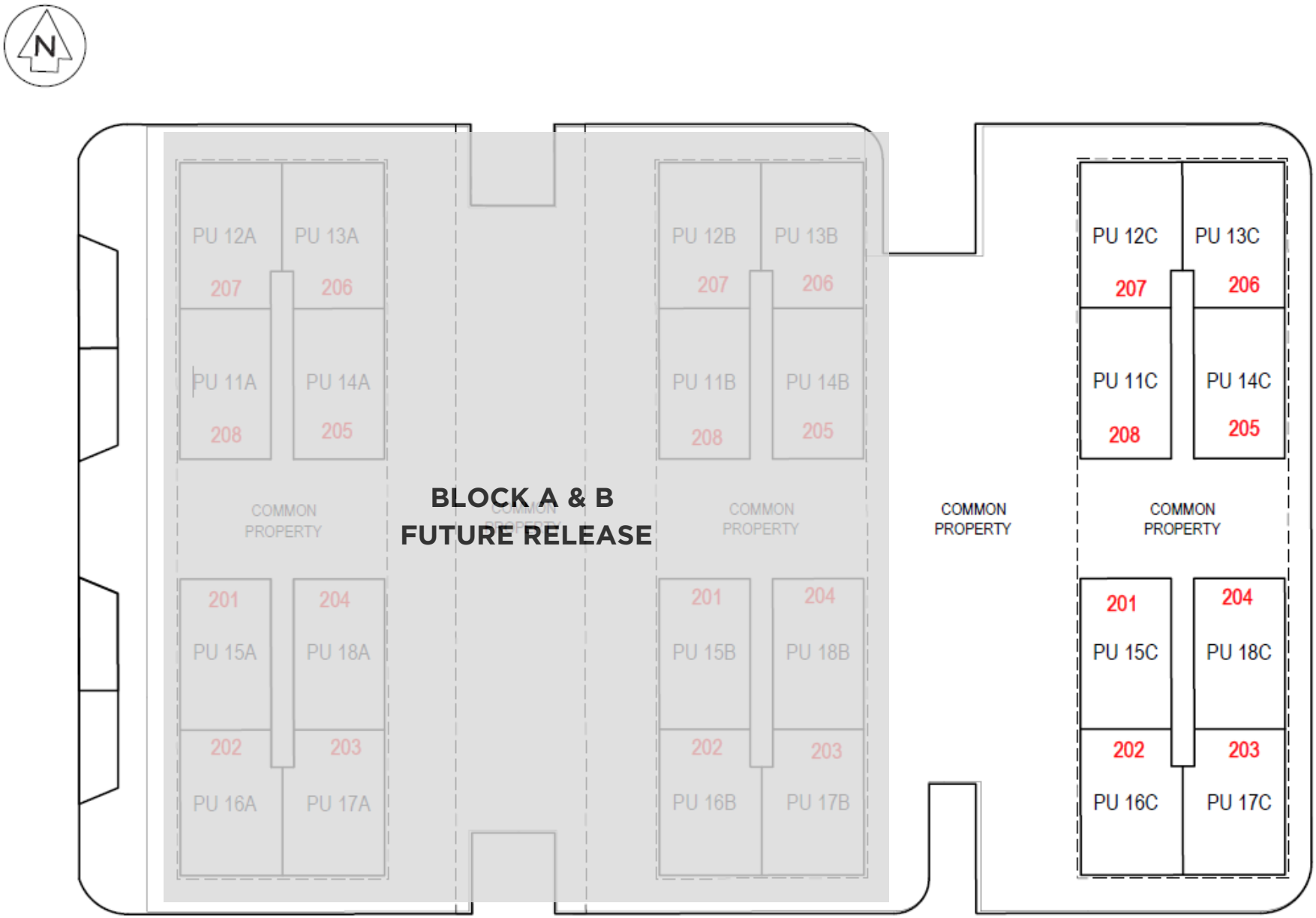

BLOCK C - SECOND FLOOR

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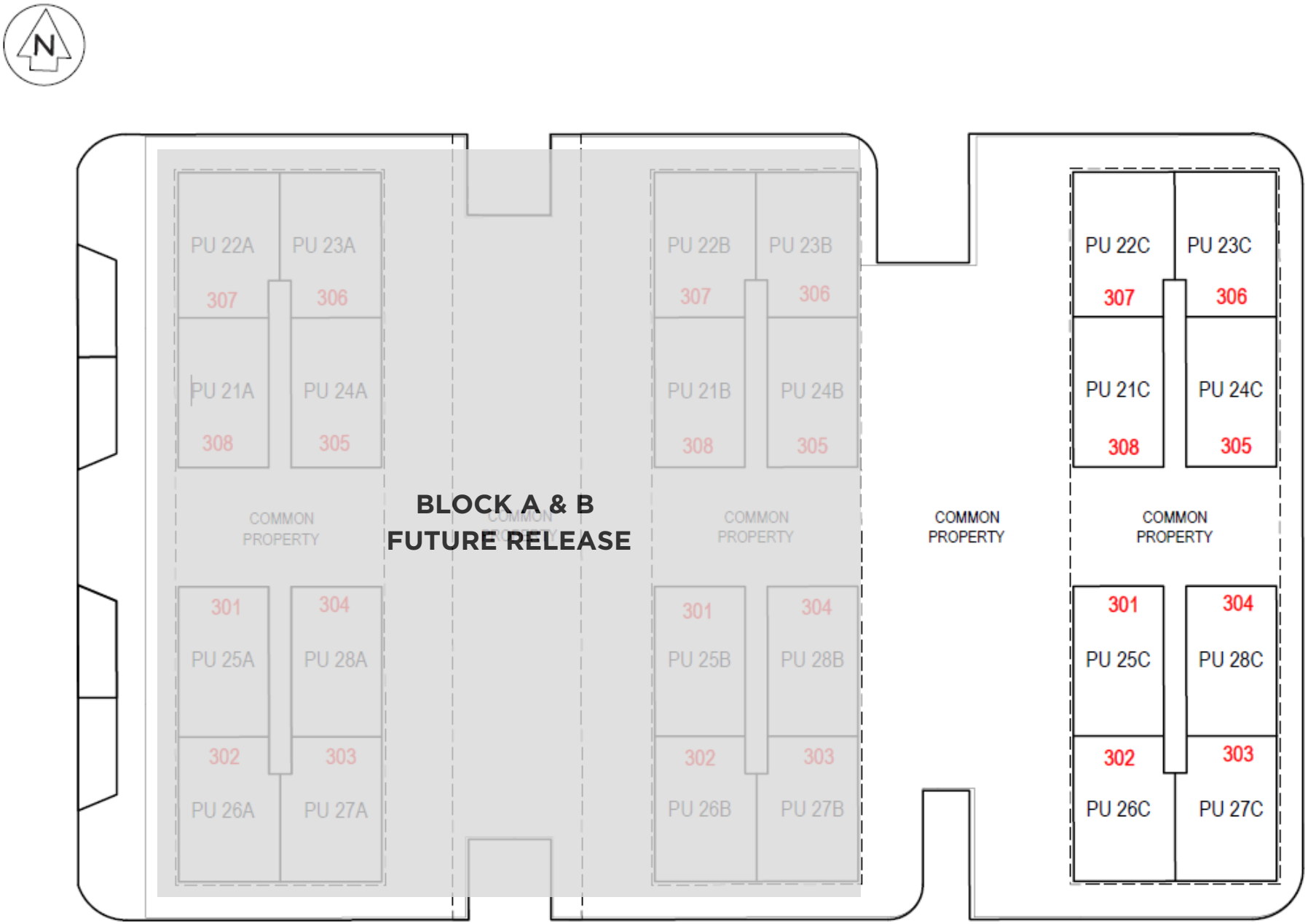

BLOCK C - THIRD FLOOR

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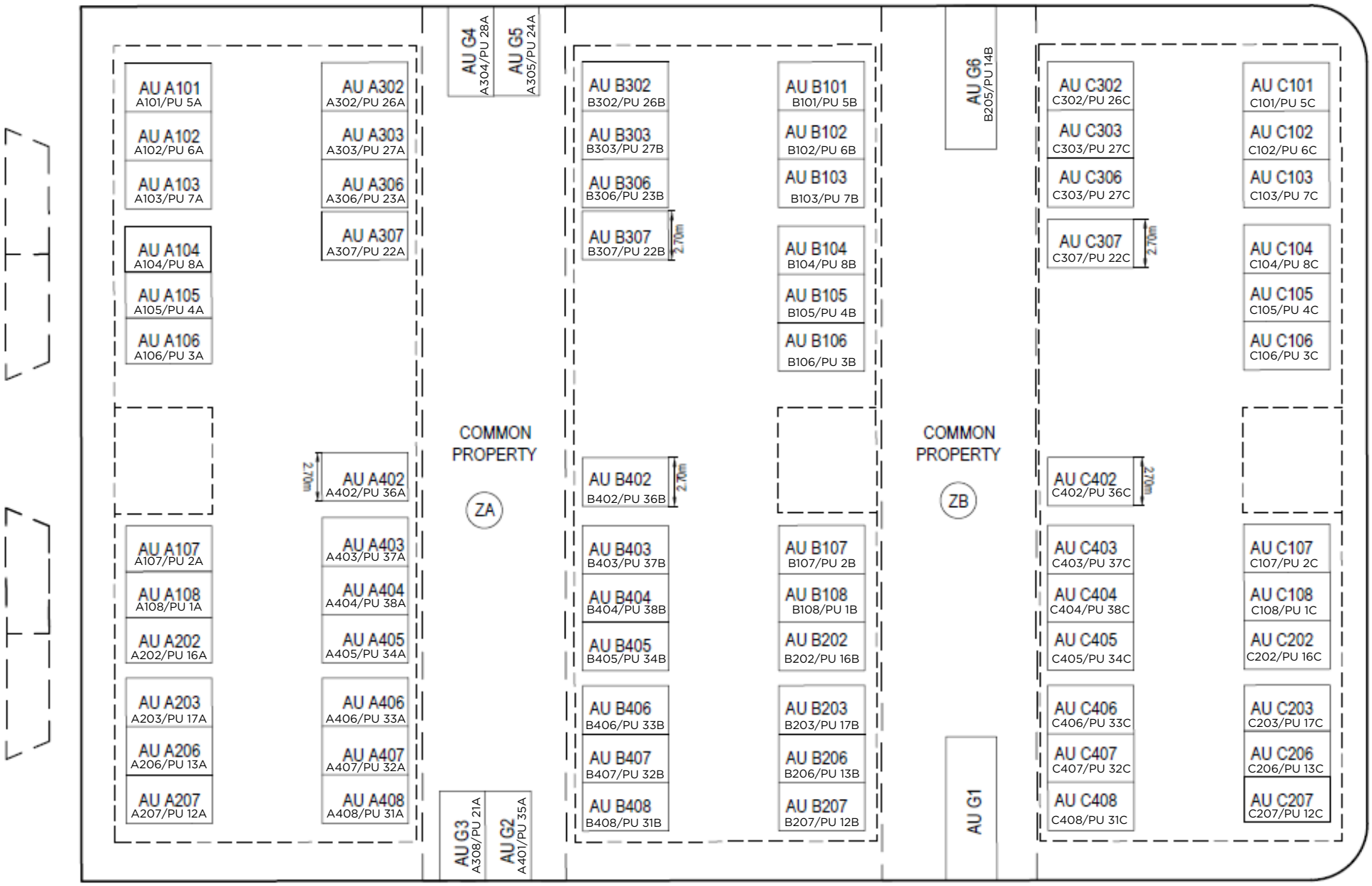
BASEMENTCARPARKS



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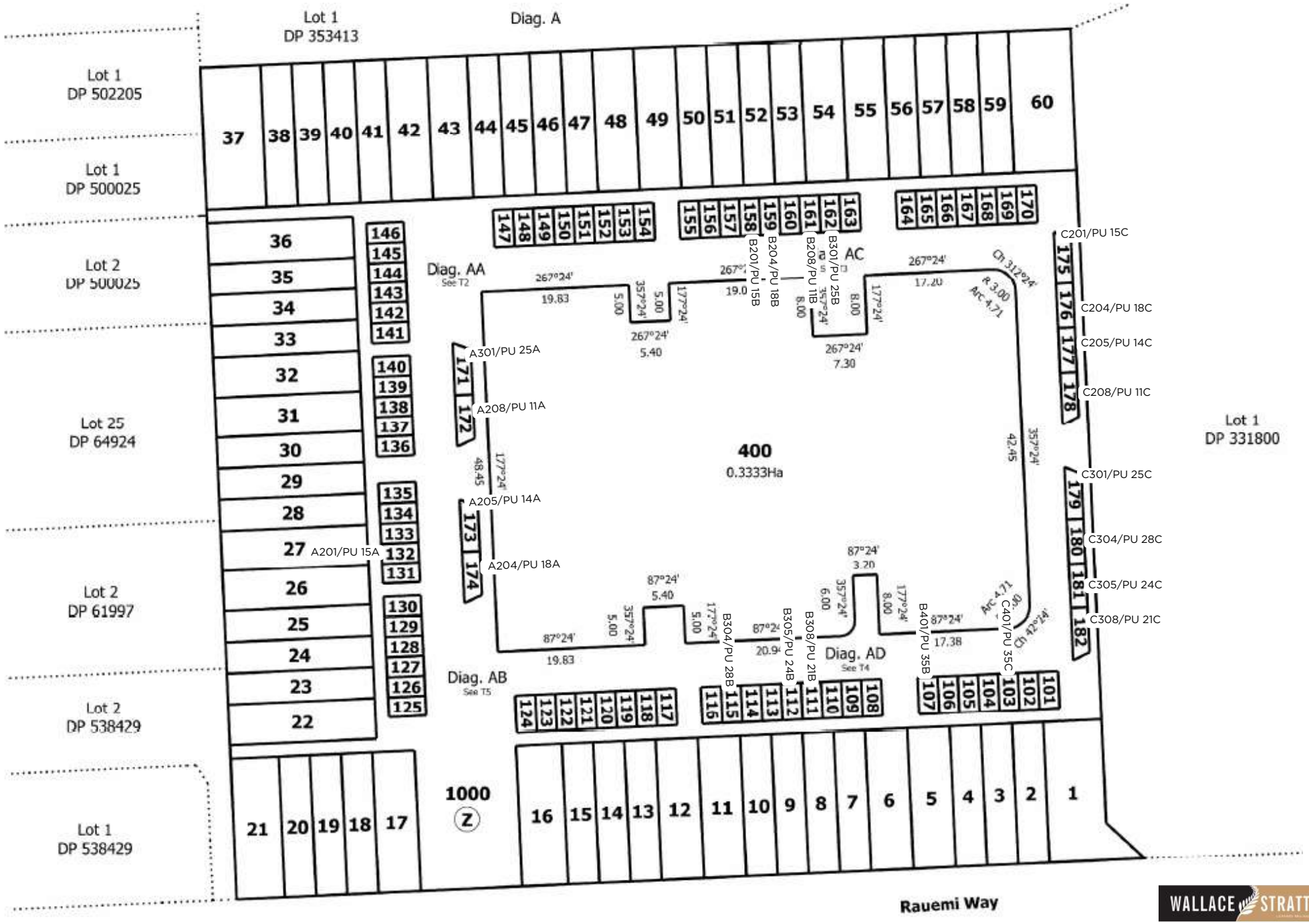
OFF STREETCARPARKS



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PRICE LIST
BLOCK C

UNIT / LEGAL DESCRIPTION	TYPE	POSITION	FLOOR AREA	BALCONY	BEDROOM	BATHROOM	CARPARK LEGAL DESCRIPTION	CARPARK LOCATION	PRICE
C101/PU 5C	Middle	W	50	24	2	1	AU C101	Basement	$610,000
C106/PU 3C	End	NE	52	-	2	1	AU C106	Basement	$620,000
C204/PU 18C	Middle	E	50	-	2	1	LOT 176, DP 587431	Off-street	$595,000
C207/PU 12C	End	NW	52	-	2	1	AU C207	Basement	$625,000
C304/PU 28C	Middle	E	50	-	2	1	LOT 180, DP 587431	Off-street	$610,000
C307/PU 22C	End	NW	52	-	2	1	AU C307	Basement	$640,000
C402/PU 36C	End	SW	52	-	2	1	AU C402	Basement	$650,000
C408/PU 31C	Middle	W	50	-	2	1	AU C408	Basement	$635,000

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SPECIFICATIONS

INTERIOR PAINTING

Interior Painting	All Dulux Paint	

FLOORING

Flooring General	Selected tiles to the Bathroom, Ensuite, Toilet, Kitchen and Splashback Laundry (Under supertub) Solution dyed nylon carpet to bedrooms	

KITCHEN

Design	Euro design kitchen	Allowed similar products. Availability will be checked when required
Benchtop	Selected Engineered Stone Benchtop	
Sink	Selected top mounted	
Tapware	Selected kitchen sink mix	
Hob Splashback	Selected tiled splashback	

APPLIANCES

Oven Hob	Robinhood 60CM Ceramic Cooktop #HED604FKG
Oven	Robinhood 5 Function Built-In Oven #OBD605K65SS
Dishwasher	Robinhood6 Function Dishwasher S/S #DWM12P6FSS
Rangehood	Robinhood RWC 600 Wall canopy #RWC3CL6SS

MAIN BATHROOM

Waterproofing	Selected system for wet area required by NZBC
Vanity	Selected brand 900-Floor standing single bowl
Toilet	Selected brand - Back to wall
Toilet Roll Holder	Paper roll holder
Tapware/Fittings	Selected mixer, shower rail and slide shower
Shower	Allowed 900x900, 1000x1000 size (TBC) Acrylic shower tray with easy clean waste
Extraction Fan	Selected brand 3in1 - Heat, ventilation and light
Mirror	1x Mirror to fit vanity

SPECIFICATIONS

GENERAL

Guarantees	10-Year Building Warranty provided by KBS Construction	

BUILD

Roof type	Metal Roof	Allowed similar products. Availability will be checked when required
Fascia & Gutter	Coloursteel	
Downpipes	65mm PVC white colour	
Soffit linings	Hardiflex 4.5mm painted	
Flashing	Included	
Cladding	Precast Concrete	
Windows & Doors	Powder coated, double glazed. Standard head flashings, Etchlite to wet areas, All liners are to be 19mm grooved jambs, H3.1, pre primed	
Window Handles	Aria Wedgeless handles to be colour matched	

EXTERIOR HARDWARE

Entrance Door	NZ Fire rated door - Solid core, drop down smoke seals, intumescent	
FD Hardware	Approved hardware by NZfire door, security view hole, door closer + stop	
Sliding Doors	Sliding doors to have Aria Endeavour 5pin. Lockup D&Pull handles	

ELECTRICAL

Internal	Interior/Exterior LED lighting, sockets, general connection, phone, TV jacks and 3 in 1 within bathroom	
Hotwater	Selected brand HWC 180LC	

ELECTRICAL

Internal Doors	Hollow core MDF single prehung doors HAG series with grooved jamb	
Wardrobe Doors	Hollow core MDF double (if suites) prehung doors HAG series with grooved jamb	
Door Hardware	Selected range	
Privacy Latches	Selected range	
Door Stops	Selected range	

INTERIOR LININGS

Wardrobes/Coast	Standard MDF sheving	
Insulation	Standard Pink Batts to be provided as per plan	
Internal Lining	Standard 10mm Gib-board, Aqualine(Bathroom + Ensuite)	
Gib Stopping	Level 4 paint finish	
Gib Stopping	Gib square stop	
Skirting	60mm x 10mm single bevelled skirting	
Interior Painting	All Dulux paint	

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CONTACT US

Scott Gordon Real Estate Professional

027 406 3684
scott.gordon@wallacestratton.co.nz
www.wallacestratton.co.nz
www.scottgordon.estate

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DISCLAIMER

These materials were obtained prior to obtaining all necessary consents and the commencement of construction. Every precaution has been taken to establish accuracy at the time of printing; however, no responsibility will be taken for any errors and omissions. Floorplans are indicative only and not drawn to scale. All plans, images and artist impressions of exteriors and interiors are intended as a guide only. The developer reserves the right to make changes to the development and the units (including the final fittings, finishes, dimensions and specifications of the development and the units) without notice. Furnishings and finishes are included if and to the extent provided in the Agreement for Sale and Purchase. Interested parties are directed to rely on their own enquiries, and the terms set out in the Agreement for Sale and Purchase.