



NESTLED IN NGARARA

Show Home

102 Ngarara Road,
Waikanae

Sun: 1pm–2pm

Nestled within a thoughtfully designed landscape setting, the strong gabled forms of this split level pavilion designed home create a striking street presence.

Combining textural claddings of Abodo timbers, Resene Cerano plaster & rain screen detailing - this custom designed home creates a welcoming atmosphere with internal warm timber tones, stunning kitchen, pantry & morning nook, and casting an array of shadows and light through the well placed Velux skylights.

With large windows and multiple outdoors areas - this home connects and sits within its natural landscape.

Total Area 257m²

David Reid Homes Wellington & Kapiti
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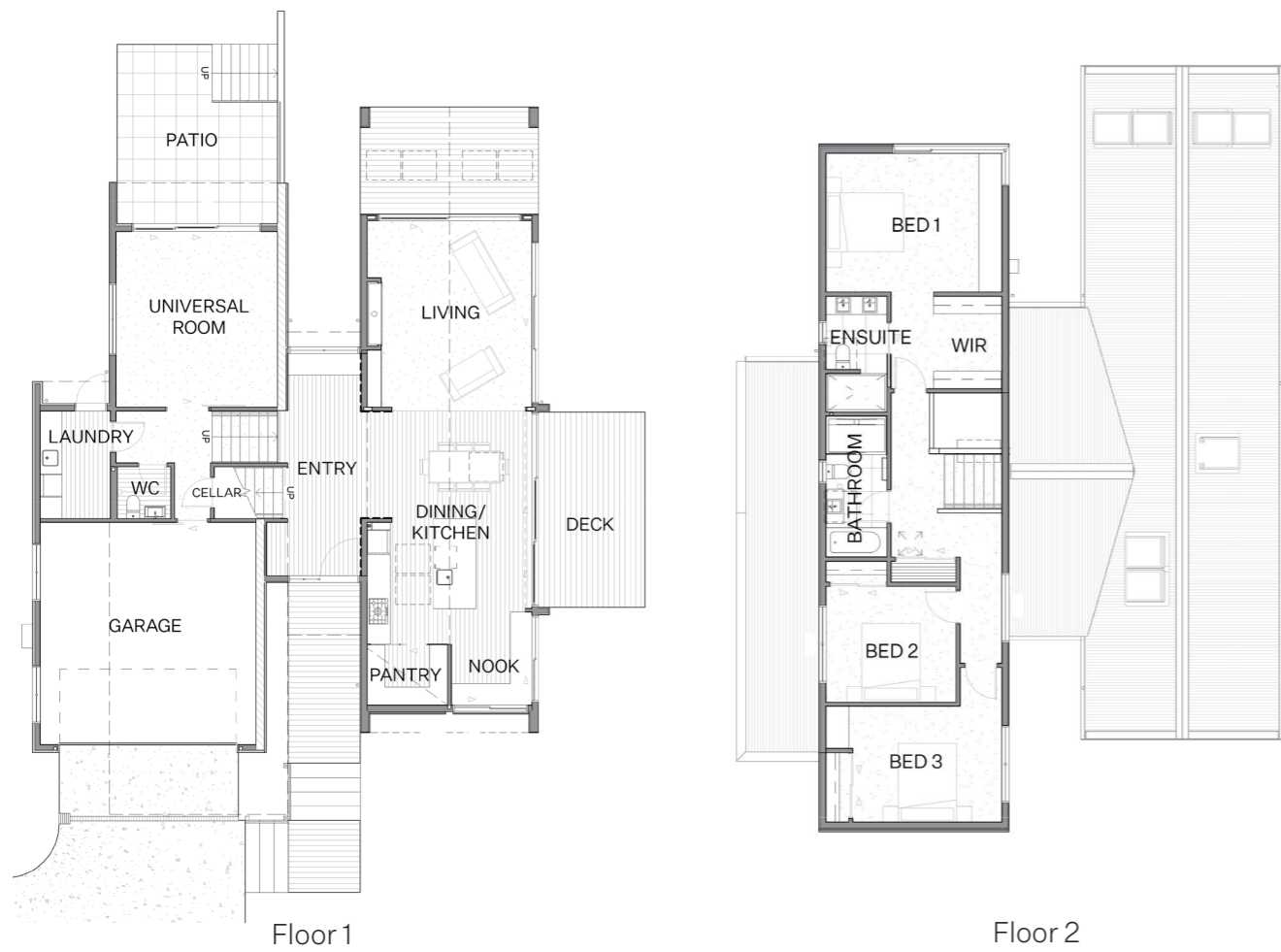


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Specifications

Exterior

- Abodo Vulcan WB10 Vertical Cladding with Sioo:x coating
- James Hardie Stria Cladding
- Resene Cerano Plaster
- Abodo Horizontal Batten Rain screen
- MC760 roofing
- Garapa 140mm Decking

Bathrooms

- Athena Cara Soltero Vanities
- Caroma Elvire Wall Basin
- Caroma Urbane II Cleanflush Toilets
- Methven Turoa Tap ware
- Athena Cassini Bath
- Athena Motio Showers
- Tiled or Hardigroove walls

Kitchen

- Integrated Fisher & Paykel Appliances
- Dekton Bench tops
- Fluted Glass
- Vidaspace timber veneer cabinetry

Interior

- Batten Feature Walls
- Abodo Vulcan Paneling
- Black Steel with Iron Paste
- Cathedral ceilings to Living
- Velux skylights
- Custom Designed Wardrobes

Flooring

- Vidaspace Herringbone
- Smartstrand Carpet
- Cork Concepts

Heating

- Escea DS1400 Gas Fireplace

Insulation

- Pink Batts
- R3.2 Exterior Walls
- R3.6 Ceilings

Power

- PDL Iconic Series
- Citta Design lighting
- Halycon lighting

Outdoor

- Escea EK950 Outdoor Kitchen
- Weber Family Q Built-in (Q3600)

Special Features

- Architectural Design by AD Architecture - Peter Davis
- Colour Consulting by Stage Three Design - Wendy Elers
- Kitchen Design by Kitchen Elements - Rochelle Jackson
- Landscape Design by Blue Gecko - Ben Hoyle

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This home is designed for everyday living, with multiple alfresco spaces, and different areas to enjoy the all day sun.

The kitchen is designed with elegance and a textural sense of style in mind, bringing a warmth and an inviting homely feeling to the open living and dining spaces. Featuring beautifully crafted timber veneer slatted cabinetry and wall coverings, integrated appliances for a timeless design, highly durable Dekton bench tops, and feature fluted glass doors to a scullery room, this kitchen exudes both ultimate style and superior functionality in every detail.

The bedrooms are all located in the upper pavilion that cantilevers over the lower level, with the bathroom and landing separating the master from the family bedrooms.

The separate universal/media room downstairs creates a generously spaced area to be used as you see fit.

The entry is the link way to the whole house, with views to the landscape in all directions.

If you love the design of the house but want to change some aspects of the layout or specification, this can easily be done. Floor plans can also be mirrored to suit the building site. All plans are copyright and no part may be reproduced or copied without prior written consent from David Reid Homes

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Area

Length 18.0 m
Width 14.0 m

Living

Living 5.3 × 4.5
Dining 3.0 × 4.5
Family 4.5 × 4.9
Kitchen 5.1 × 4.5

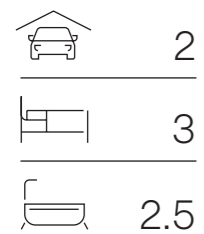
Bedrooms

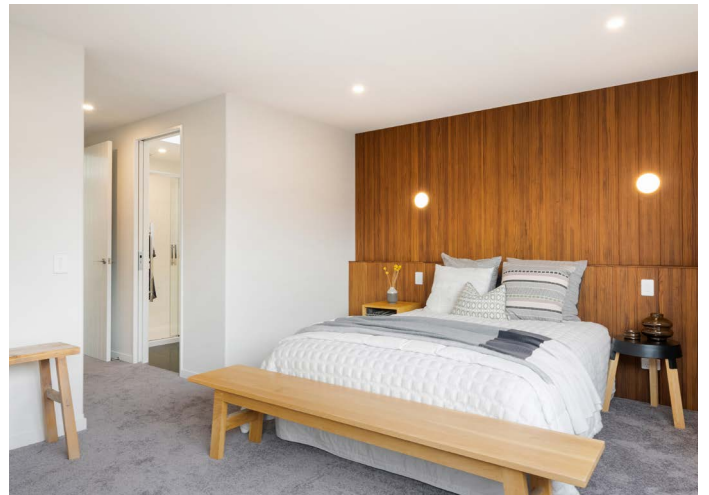
Master 4.6 × 3.6
Bed 2 3.4 × 3.0
Bed 3 3.9 × 3.0

Garage

6.2 × 6.0

Porch Area 15 m²
Total Area 272 m²





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