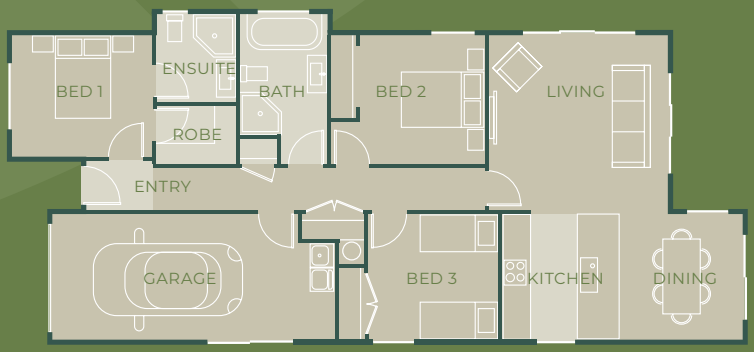
123m²

3 bed | detached | linea

Oroko RISE

This 123m² home blends modern form and functionality. Inside, open-plan kitchen, dining and living spaces flow to the outdoors, complemented by three bedrooms, two bathrooms (including an ensuite) and internal-access garage. Finished in James Hardie Linea and vertical timber weatherboard detailing with Colorsteel Trimrib roofing, it's stylish, durable and low-maintenance.



3 1 1 2

be first home.

PENNY HOMES

123m² 3 bed | detached | linea specifications

Oroko RISE

GENERAL
BUILD Complete land & home package
CONSENTS Building consents and inspection fees
INSURANCE Construction and liability insurance
PROJECT ASSISTANCE Assigned Project Manager
COLOUR CONSULTANT Exterior colours predetermined interior selection from colour boards
FOUNDATION Raft concrete flo or system to meet H1 compliance

KITCHEN AND LAUNDRY
BENCHTOP 30mm high pressure laminate in kitchen
SINK Single bowl SS top mounted in kitchen
CABINETRY DRAWER & DOOR FURNITURE Soft close hinges and standard drawer hardware in kitchen
SINK MIXER Robertson range chrome in kitchen
APPLIANCES 60cm ceramic cooktop, 60cm wall oven SS, 90cm canopy rangehood SS, dishwasher SS - Bosch range
SPLASHBACK Subway tiles to splashback
LAUNDRY Aquatica laundry tub 560

INTERIOR
INSULATION Fibreglass insulation to H1 code
WALL & CEILING LININGS 10mm std GIB to walls and Aqualine to wet areas. 13mm std GIB to ceiling and Aqualine to wet areas
ARCHITRAVES & SKIRTINGS 60mm x 12 MDF single bevelled & 60mm x 10 FJ pine to wet areas, square stopped scotia
PAINTING Level 4 fini sh, choice of 2 colours
DOORS MDF paint quality – hollow core smooth panel spray lacquered doors, Windsor Futura Apex brushed nickel hardware
FLOORING Vinyl flo oring to entry, bathroom, toilet, laundry & kitchen, 100% solution dyed nylon 26oz carpet to rest of home
WARDROBES Single shelf & wardrobe rail, linen cupboard 4 shelves
CLEAN Commercial clean

EXTERIOR
ROOF Longrun Colorsteel
FASCIA 185mm Colorsteel
SPOUTING Colorsteel ¼ round
CLADDING James Hardie Linea with boxed corners and windows and Vertical Timber Weatherboard
SOFFIT 4.5mm Hardiflex
WALL & ROOF FRAMING 90 x 45 H1.2 treated wall framing & roof trusses
ALUMINIUM JOINERY Powercoated aluminium with double glazed clear glass to meet H1 compliance
FRONT DOOR Aluminium entrance door

BATHROOMS & TOILET ROOM FIXTURES
VANITY Robertson Verona 900mm 1 drawer wall hung
TAPWARE Robertson range chrome
SHOWER Acrylic showers – with moulded recess and easy clean trap
TOILET SUITE Robertson Uno back to wall
MIRRORS Frameless mirror above vanity 900 x 900mm

HEATING & ELECTRICAL
HOT WATER Rheem 180l mains pressure HWC
HEAT PUMP Daiken heat pump inverter
TV Reticulate for Sky TV / home networks
LIGHTS LED downlights with PDL switchgear
TOWEL RAILS Heated – chrome 7 bar ladder rail
FAN Manrose inline fan light
SMOKE DETECTORS As required per the building code

LANDSCAPING
LANDSCAPING Hardscape and planting plan
FENCING Aluminium trellis
PAVERS DRIVE Concrete, 5% black oxide trowel finish
LETTERBOX Aluminium letterbox
CLOTHESLINE Daytek folding frame line

Penny Homes reserves the right to change specifications to same or similar product or value.

location

THIS HOME IS FOR SALE AT:

Lot 20

Land Size 312m²

find out more

To find out more about Oroko Rise or to register your interest give us a call, we'd love to hear from you.

Brad Kisby E: brad@pennyhomes.co.nz P: +64 21 909 898

Jane Arnell E: jane@pennyhomes.co.nz P: +64 21 247 9090

Oroko Rise, Kokomea, Taupō | www.orokorise.co.nz | www.pennyhomes.co.nz

PENNY HOMES