

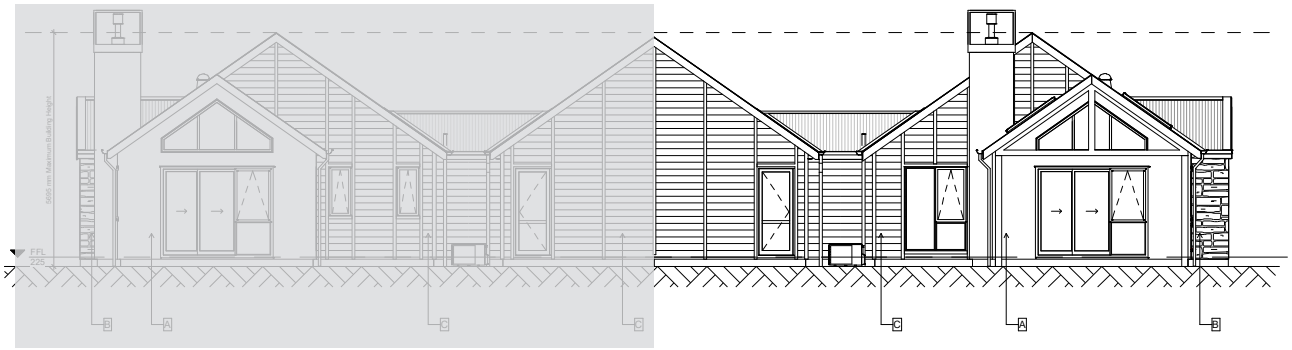
22 Lady Fayre Drive

This smartly designed two-bedroom duplex villa makes the most of its northern aspect, with views to surrounding mountains and the village greenspace. The vaulted ceiling over the lounge and kitchen provide a sense of luxury to this efficiently designed floorplan. The master wing offers private ensuite and a walk-in-robe, with the guest bedroom providing a space for friends and family to stay. Generous linen and coat cupboards are provided, with a large storage cupboard off the garage for all those lifestyle necessities.

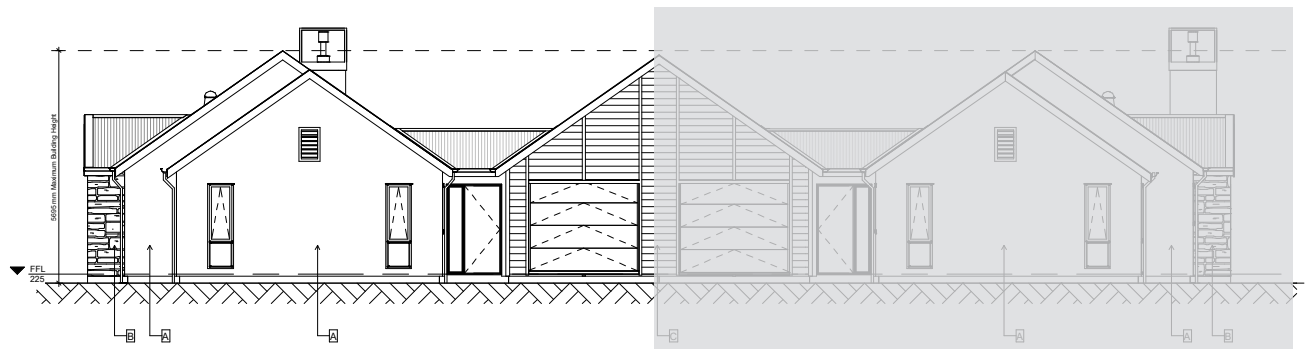
 139m²
 2
  2
  1
  Conservatory option



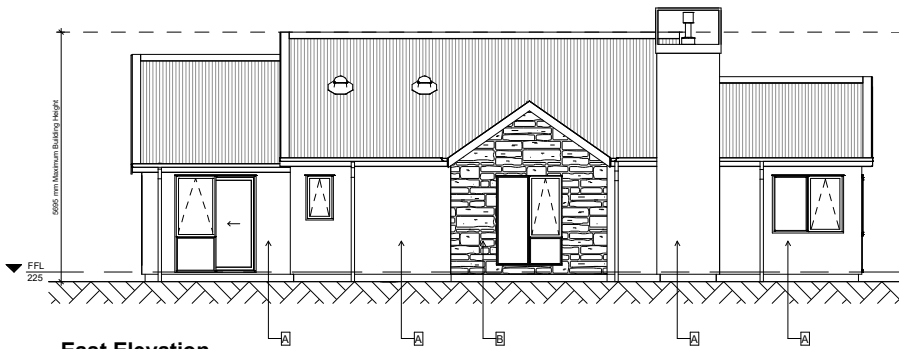
Elevations—
22 Lady Fayre Drive



North Elevation



South Elevation



East Elevation



West Elevation

*Plan is subject to final design and council approvals. Villa styles, location and grounds may be subject to change.

Specifications

Construction & Cladding

- Weatherboard, schist and plaster over aerated autoclaved concrete (AAC) cladding
- Coloursteel roof
- 2.55m stud height with vaulted ceilings in the living and dining areas
- 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 laminate flooring to kitchen and entry
- Tiled bathroom floors and showers
- Quality window treatments, with double track curtains in master bedroom and lounge

Heating

- Rinnai feature gas fireplace
- Mitsubishi heat pump for winter heating and summer cooling

Kitchen

- Quality appliances, including Fisher and Paykel single tall wall mounted oven, induction cooktop, and single dish drawer
- Engineered stone benchtop with undermounted sink, melamine cabinetry, soft close drawers

Bathroom and Laundry

- Undertile heating to bathroom floors
- Large walk-in ensuite shower, with level entry access and safety rail
- Laundry is located in the garage

Bedrooms

- Spacious master bedroom with walk-in-wardrobe and private ensuite
- Guest bedroom with in-built robe

Garage

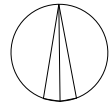
- Internal access single garage
- Fully insulated, marine carpeting

Outdoor Living & Conservatory

- Sheltered outdoor living with a covered patio adjoining the lounge
- Option to add a conservatory if purchased prior to construction

Safety & Security

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



North



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