



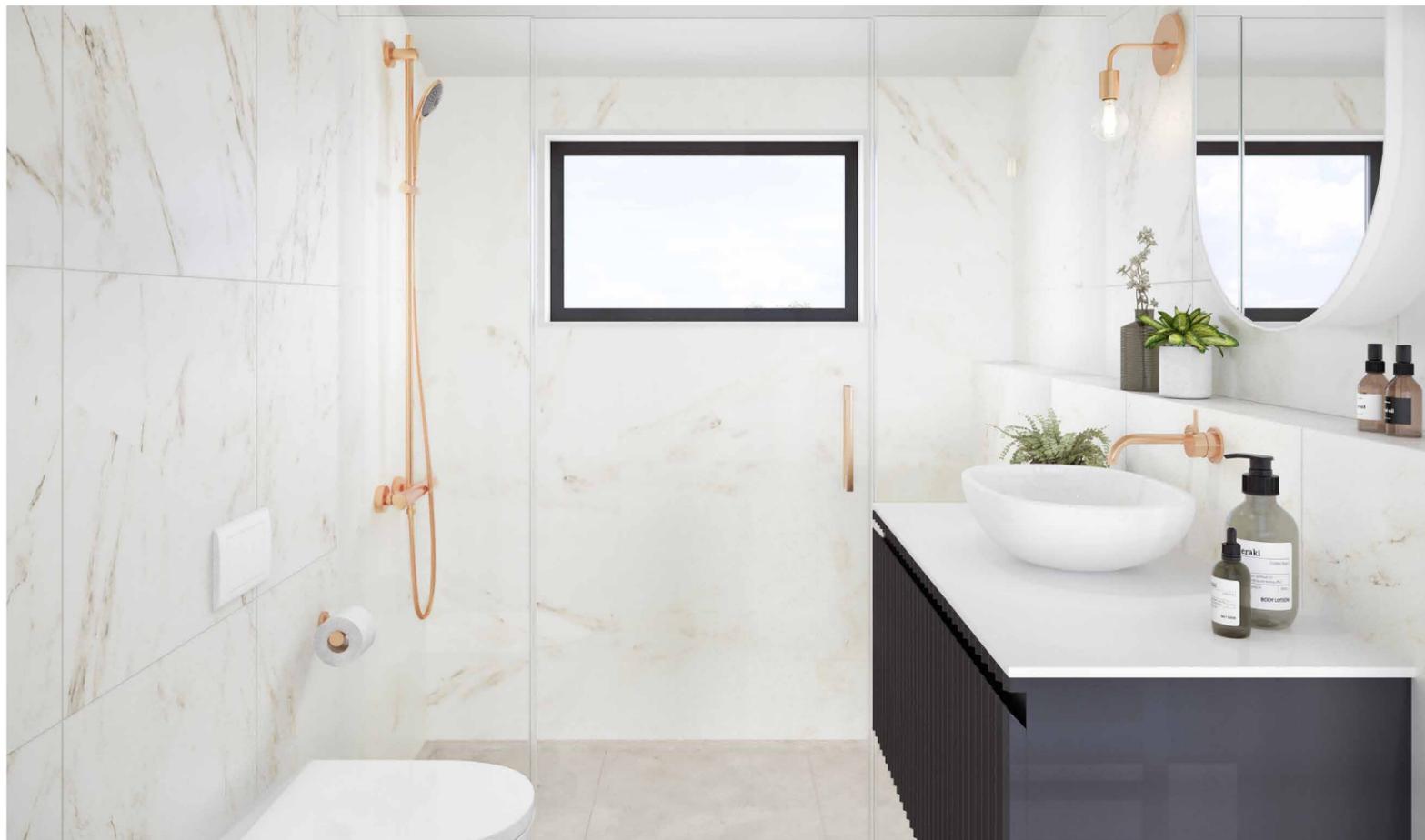
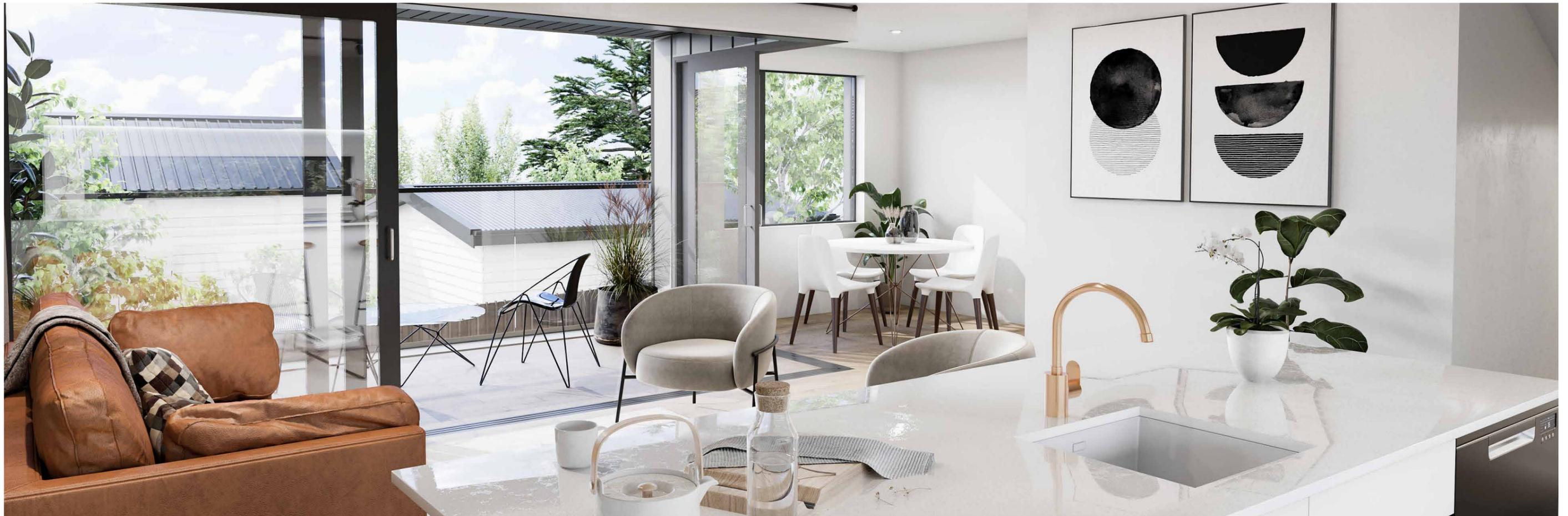
WILLIAM CENTRAL

Greenlane's Latest Boutique Development

View online at
williamcentral.nz

DAVID REID
HOMES





William Central Highlights

23 William Avenue is a boutique development situated in the city-fringe suburb of Greenlane. Just minutes from motorway links, Ellerslie Convention Centre and ASB Showgrounds, William Ave is convenience combined with luxury for your new home. A wealth of Auckland entertainment, recreational and adventure activities all just a short drive away.

These 3 & 4 bedroom, 3 storey townhouses have been carefully designed with all audiences in mind. With 2 units including a lift for easy access to all living areas. All of the homes benefit from having specially selected, high-spec items such as the Waterware tapware, Forte Engineered Timber flooring, Bosch Kitchen appliances and Malmo Madrid carpet. The kitchens are bespoke, custom items with negative detail handles, soft-closing draws and doors and Engineered stone bench tops. Included also is a home automation hub, Wiser, by PDL Schneider that allows for controllable and programmable light switches, dimmers and sensors. All of the light switches are able to be retrofitted with the ability to increase the home automation.

The houses are designed to be liveable, comfortable and low maintenance, and will be constructed to the highest quality and given a 10 year Masterbuild Guarantee for peace of mind.

In the Area

Amenities

- | | |
|------------------------------|--------------------|
| 1. Cornwall Park | 11 min walk |
| 2. One Tree Hill | 18 min walk |
| 3. Stardome Observatory | 7 min drive |
| 4. Cornwall Park Cafe | 6 min drive |
| 5. Alexandra Park | 5 min drive |
| 6. ASB Showgrounds | 5 min drive |
| 7. Greenlane Hospital | 4 min drive |
| 8. Countdown Greenlane | 3 min drive |
| 9. Newmarket Shopping Centre | 8 min drive |
| 10. Remuera Golf Course | 9 min drive |

Local Schools

- | | |
|--------------------------------|--------------------|
| 11. One Tree Hill Kindergarten | 6 min walk |
| 12. Ellerslie School | 11 min walk |
| 13. One Tree Hill College | 12 min walk |
| 14. Remuera Intermediate | 7 min drive |

Public Transport

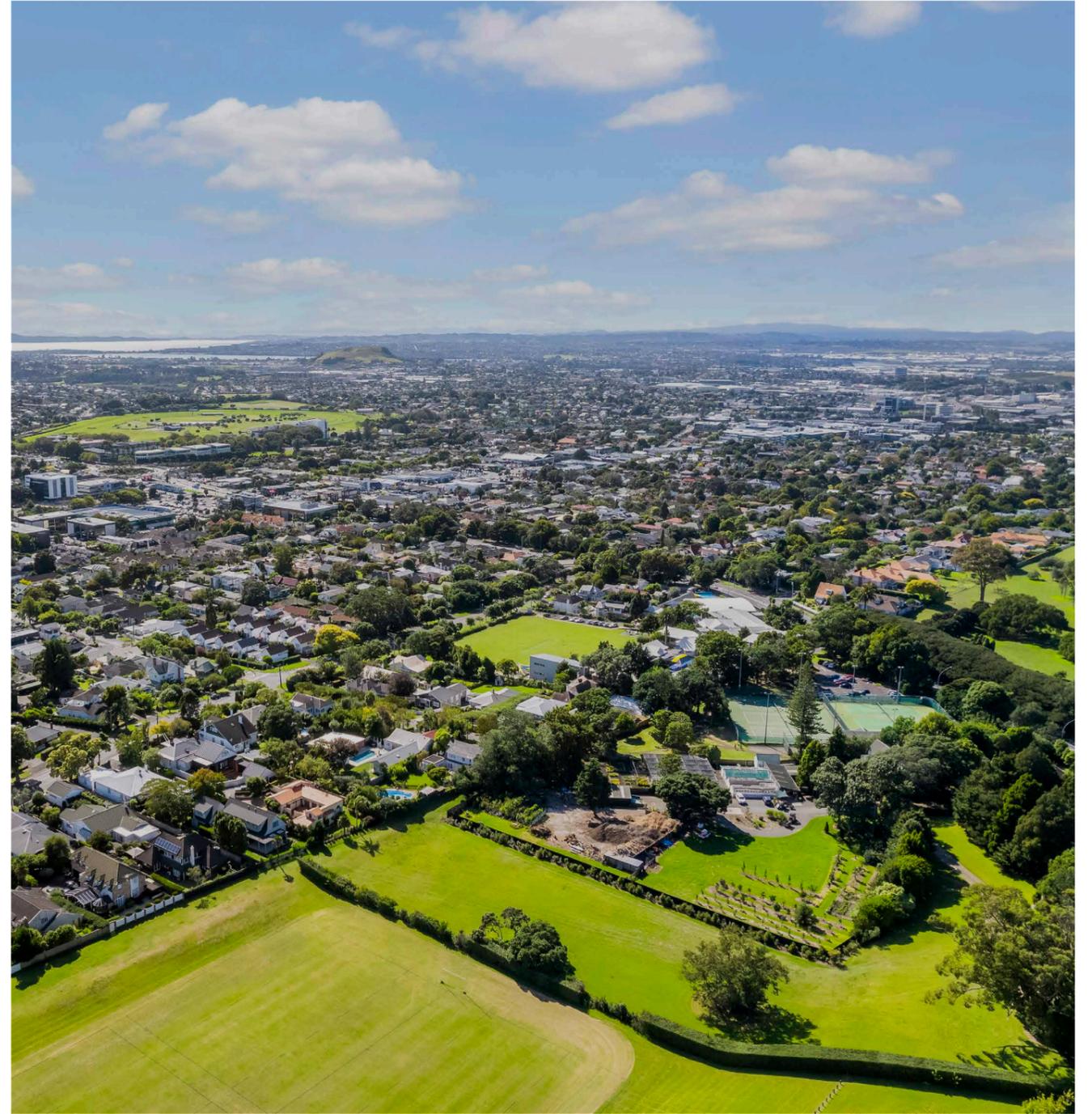
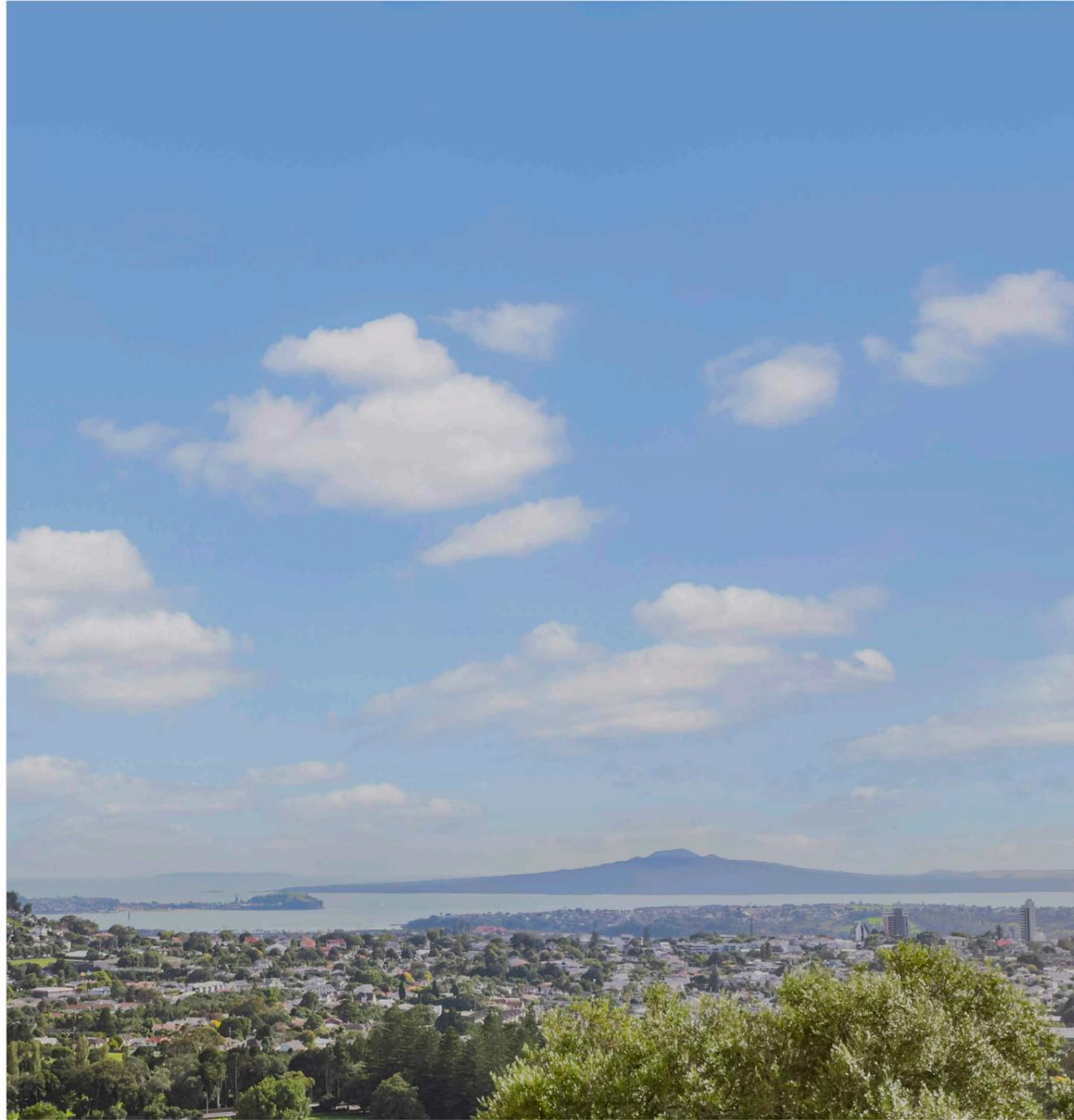
- | | |
|-------------------------------|--------------------|
| 15. Ellerslie Train Station | 11 min walk |
| 16. Great South Road Bus stop | 3 min walk |

Surrounding Suburbs

- Remuera
- Ellerslie
- Penrose
- Mt Eden









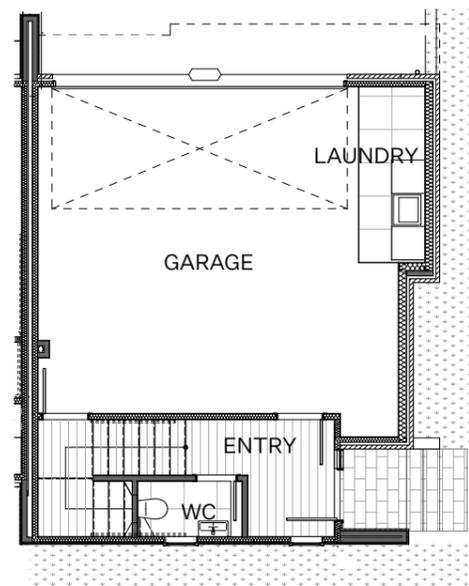


Floor Plan

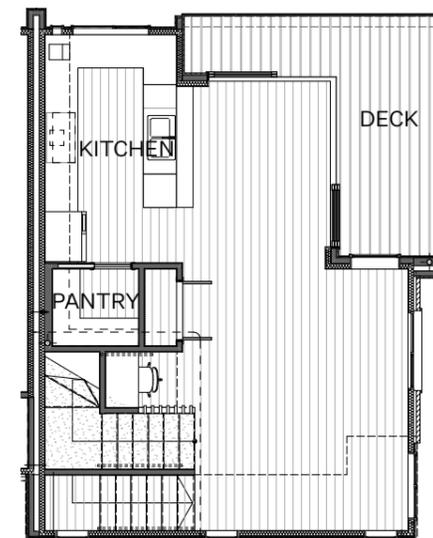
Unit 1

3 bedroom gross floor area – 171.1 m² + 11.6m² deck

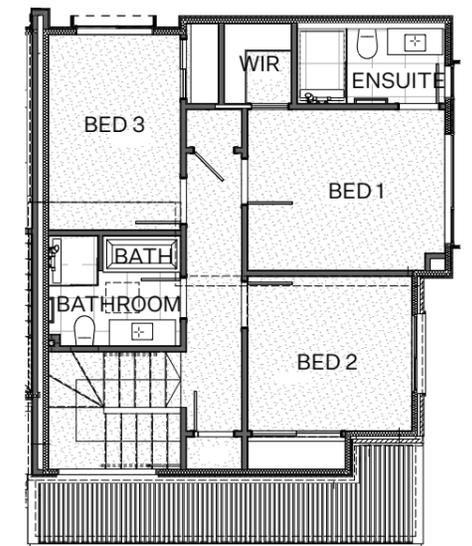
First unit features double garage as well as generous living area maximising indoor outdoor flow with deck looking out onto front yard and greenery below.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

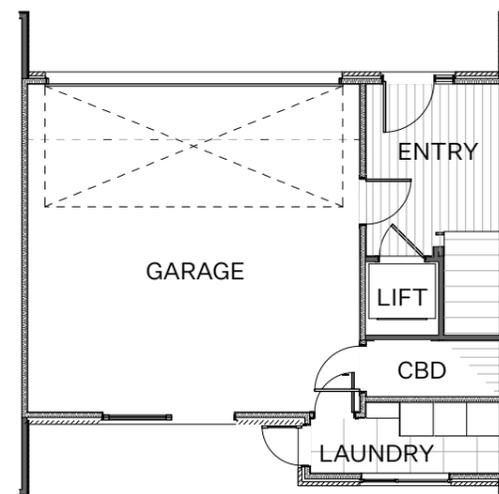


Floor Plan

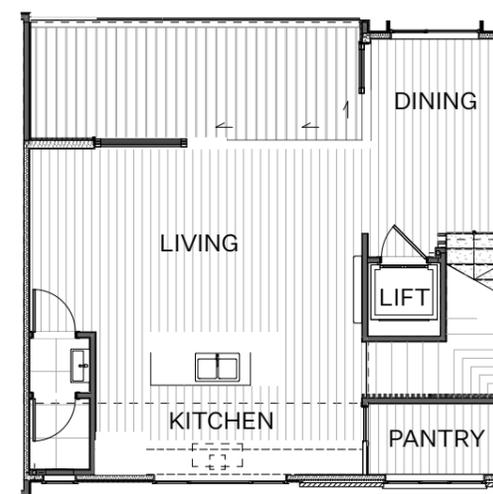
Units 2 & 3

3 bedroom gross floor area – 173 m² + 12.4m² deck

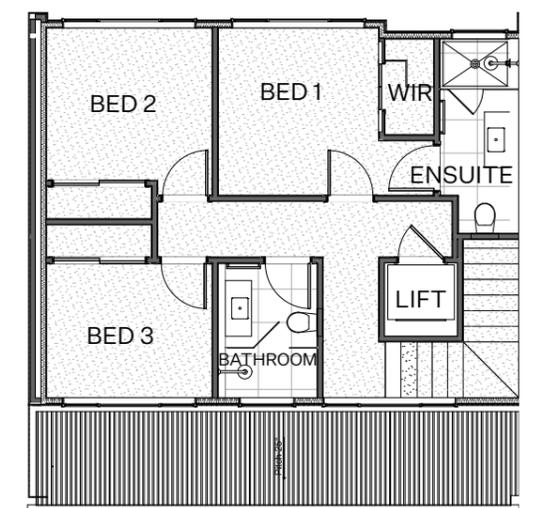
Units 2 & 3 feature double garages as well as lifts from ground to top floor ensuring these units cater to all potential users. With living area opening out to patio, these units also have desirable indoor outdoor flow.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

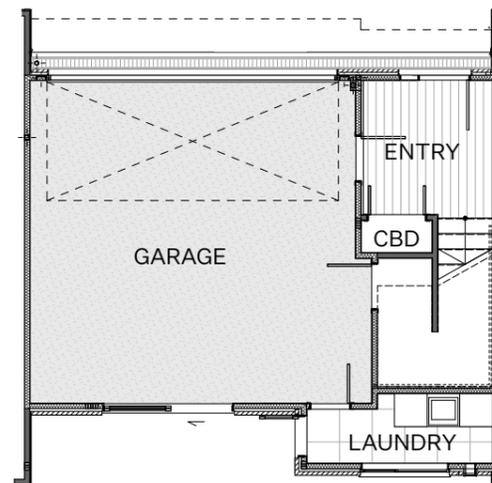


Floor Plan

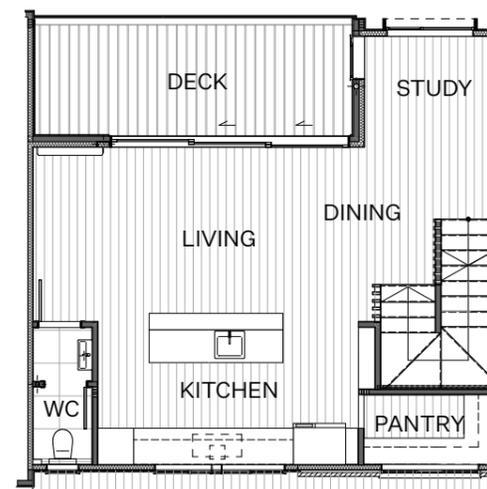
Unit 4

4 bedroom gross floor area – 186m²

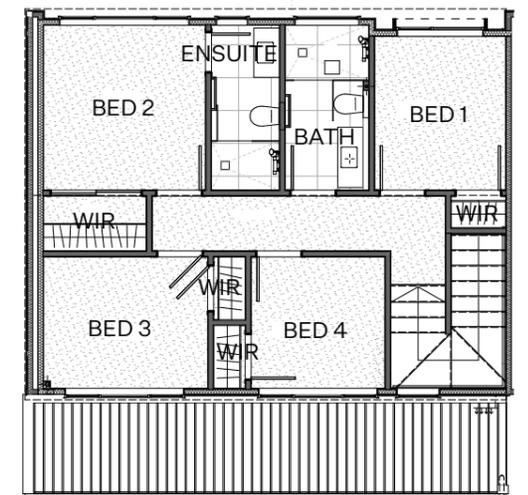
Unit 4 is made up of 4 spacious bedrooms, as well as a study nook. If a spare bedroom or rooms for the kids are what you are after, unit 4 is the perfect option.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

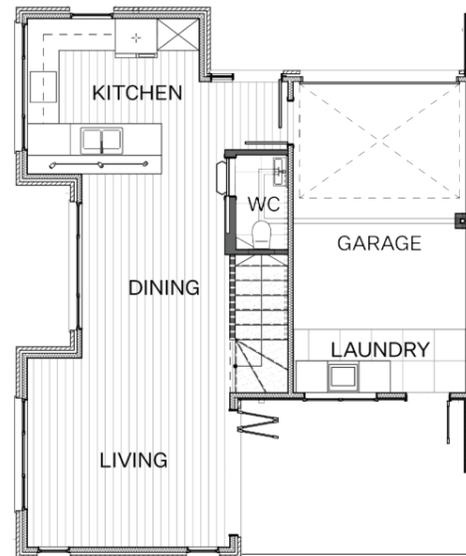


Floor Plan

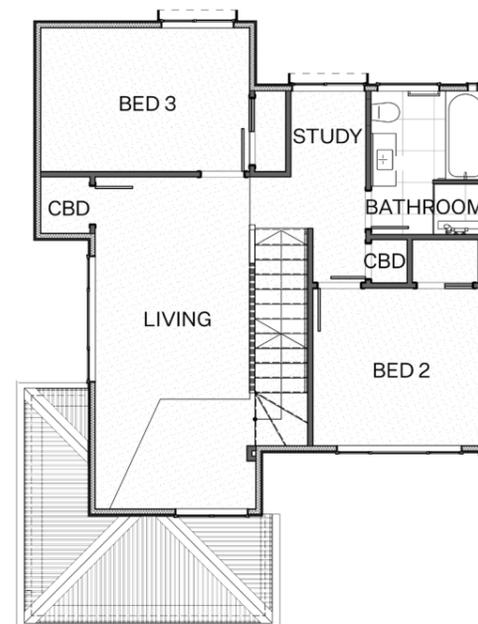
Unit 5

3 bedroom gross floor area – 158.5m²

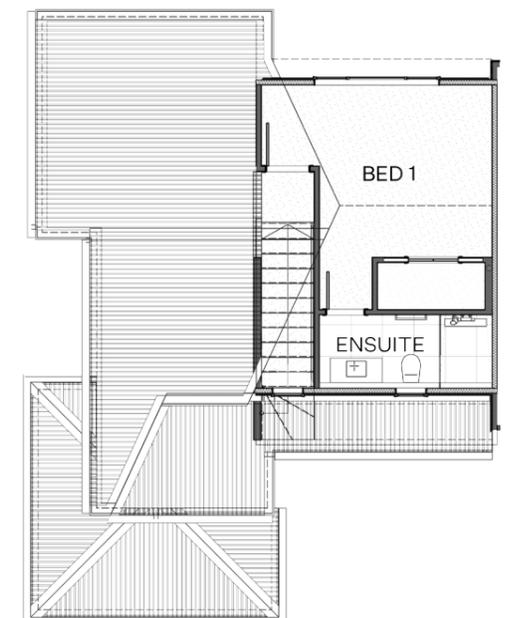
Unit 5 features two living areas, a study, and a private master suite on the top floor allowing separation between adults and children or home owners and their guests.



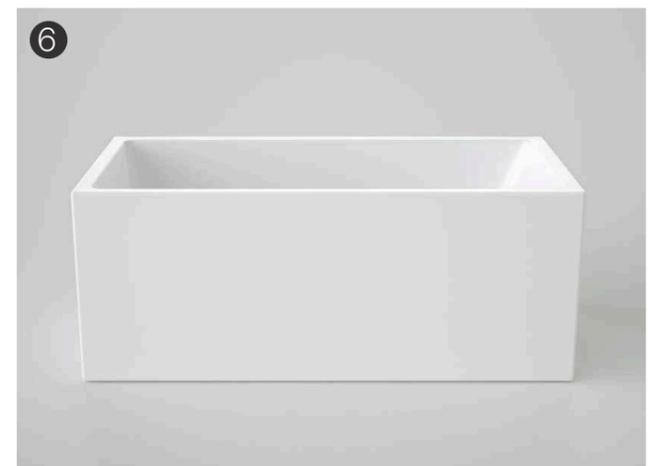
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Specifications

Exterior

- Insulated Concrete floor slab
- Weathertex Weathergroove 150mm & 300mm vertical smooth cladding ①
- 0.55mm Colorsteel roofing
- The Brickery 70 series, La Paloma Range 'Madrid' bricks
- Windows and doors APL Metro Series to sliding door units, Residential Series to balance
- Glass: Clear double glazed Low E with argon gas
- Entry door Aluminium with 3-pin locking and Yale Digital door lock
- Garage Door Insulated Colorsteel sectional door, Valero smooth
- Decking Outdure Resortdeck
- Frameless glass balustrades to deck

Interior

- 20mm flat jamb door trim with MDF smooth overheight doors
- Door hardware Solid Stainless Steel from Handle Solution, Novas 72
- Garage flooring Crazy Carpet glue fixed
- Forte Engineered timber flooring to living area, kitchen, pantry, and entry ②
- Malmo Madrid carpet on 11mm Dreamwalk Royal underlay to all bedrooms,

upper stair cases to units 1-4 and all stairs to unit 5

Kitchen

- Bench: 20mm Engineered stone
- Cupboards/drawers: 18mm Melamine on MDF
- Sink: Burns and farrell Granite sink, Aluminium colour - undermount
- Tap: Greens Galiano Pull-out Sink Mixer ③
- Bosch series 6 Oven, Cooktop & Dishwasher

Bathrooms

- Florence Sabbia 600x600 floor tiles
- Oro Bianco Polished 600x600 wall tiles
- Tapware: Waterware wall mounted
- Shower: Frameless glass, with recessed shelf
- Vanity: Custom made wall hung vanity with Solid Surface vanity top and LED underlighting ④
- Vanity Bowl: Elite Code oval basin ⑤
- Toilet: Elite Zen floor-standing in-wall cistern with Flush Push panel
- Bath - House 1: Caroma Liano Freestanding bath ⑥
House 5: Elite drop-in bath, fully tiled surrounds.
House 2-4 N/a
- Mirror: Elite Code Oval

Mirror Cabinet

- WC: Elite Cube Slim wall hung vanity, Code flat polished oval mirror and Waterware tapware

Heating

- Daikin Cora R32 heat pump to main area
- Warm-Up brand underfloor heating to bathrooms & ensuites

Insulation

- Knauf Earthwool insulation, ceilings R3.6, Walls R2.6, mid floor R1.5

Additional Specs

- 3 level lifts to units 2 & 3
- Wiser home automation hub, with 3 connected light switches and dimmers, a motion and a door sensor

Unit 4 Floor Plan is available on request.



R — A
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