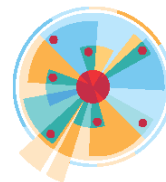


COMBER HEIGHTS

10/9 Comber Place, Comber Heights,
Johnsonville, Wellington



A Coronation Real
Estate development

Ultimate privacy and views



Architect's impression of 10/9 Comber Place from front and top

Floor area 170m²; land area 4,839m² (subject to final survey)

Architecturally designed and unique, this freestanding home offers an exclusive address and views. This three-level home faces to the east, with stunning views over Wellington bays. It includes block wall construction and double glazing, for sound and weather insulation. No expense is spared with tasteful décor, modern fittings and fixtures, halogen lighting, Bosch appliances and luxury long-life carpets.

The main entry and internal access garaging are on the lower level. The master bedroom with en suite and two good-sized bedrooms all with built-in robes and the main bathroom are on the middle level. The main living areas are on the upper level. There is a family area and kitchen/dining area and separate spacious lounge with large windows to enjoy the breath-taking panoramic views to Wellington's east. Extra parking spaces are offered within and outside the development. Step outside to the private patio and landscaped garden area to entertain or relax.

Data wiring for Wi-Fi/iPTV/digital is provided in both living areas and in bedroom two, so watch iPTV or work at home without the need for additional cables or relying on Wi-Fi alone. Chorus has completed provision of fibre-optic in the area – the fastest internet connection available.

This ideal location balances convenience for access to Johnsonville and Wellington CBD, and reputable schools, with proximity to rolling countryside with walking and cycling tracks.

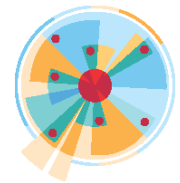
For brand new properties of this exceptional quality and generous size inside and out in Wellington there is no comparison. Come and see to believe! Houses 1/9 and 2/9 are complete.

Key specifications for 10/9 Comber Place

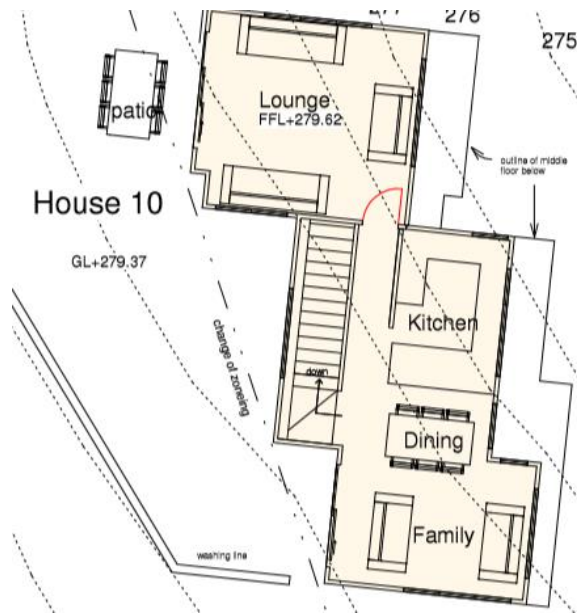
- Freestanding house built on three levels
- Internal access garage and main entry on lower level
- Master bedroom with en suite plus two more bedrooms and main bathroom on middle level
- Open-plan kitchen/dining area, family area and separate lounge on upper level, and large windows to enjoy the views
- Living areas open to spacious patio and landscaped garden area
- Future proof with cabled network and provision for cable or fibre-optic

- **Quality fittings**
 - Heavy-duty carpet with 10mm underlay – long life, luxury feel
 - Galaxy matt floor tiles coloured right through for long life
 - Tall showers with curved entry – easy access
 - Bathrooms have square profile quality tapware, suspended modern vanities and LED vanity lighting
 - Premium brand appliances – Bosch dishwasher, hob and oven
 - Recessed halogen lighting

- Solid build – block wall construction and walls are hardboard rather than building paper
- Double glazing throughout
- Fujitsu heat pump on each level
- Security alarm – can be linked to security company if desired

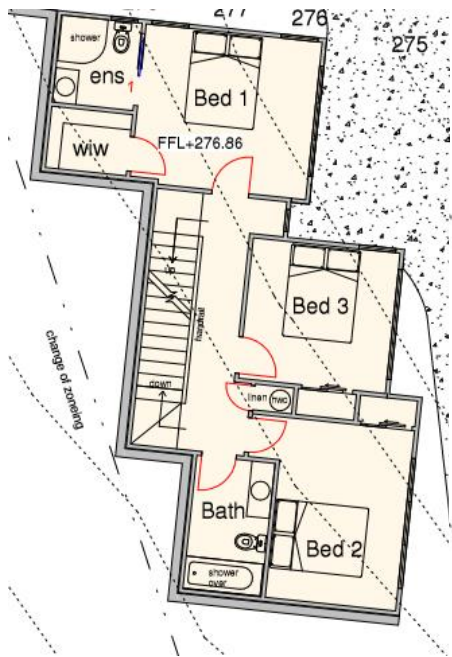


House plans for 10/9 Comber Place

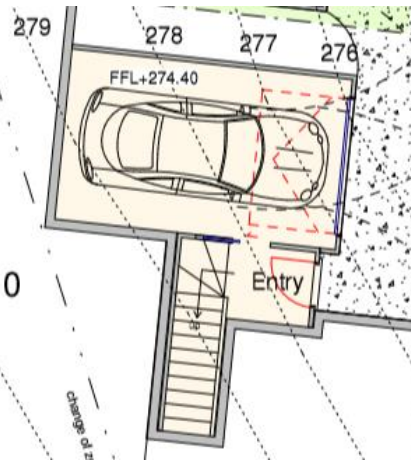


Upper level

Middle level



Lower level





Architect's impression of 10/9 Comber Place (far left) and surrounding properties in Comber Heights

Fee simple titles

The value of these properties is further enhanced by the fact that they will all have fee simple and not unit titles. This gives each owner the advantages of fee simple ownership within an exclusive, upmarket development.

Residents society

An incorporated residents society exists to manage the maintenance of shared areas – the driveway, shared garden areas and lighting of the pathways. This arrangement is common for developments which have some shared facilities where they will not be maintained by the council as they are part of the development and are on private land. The costs will be met equally by the owners of the properties in the development and the society will be managed by those owners. No other costs are included under the jurisdiction of the residents society and the impost will be minimal while ensuring a high standard of upkeep of the development.

Sections available for other Comber Heights properties

The Comber Heights development has 10 approved properties, of which the first two are complete (1/9 and 2/9 Comber Place) with most of the remaining sections available for sale. Please refer to individual properties on the website for up-to-date sales status. Titles for all sections are expected to be available by early 2019.

All houses in the development will have three bedrooms, two bathrooms and internal access garage. All will be unique. See the plan for each house, key specifications, architect's impressions and how it fits within the Comber Heights development at: www.coronation.co.nz.

Contact details

Take a closer look at the Comber Heights development at the Coronation Real Estate website:
<http://www.coronation.co.nz>

For more information and for viewings contact Hugh at 021 550 438 or email:
enquire@coronation.co.nz

