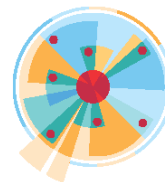


COMBER HEIGHTS

1/9 Comber Place, Comber Heights,
Johnsonville, Wellington



A Coronation Real
Estate development

Almost new, spacious!



Floor area 160m²; land area 314m² (subject to final survey)

Architecturally designed and unique, this freestanding home offers an exclusive address and stunning views. This three-level home is built against the hill with extremely sturdy suspended floor, 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.

Three good-sized bedrooms with built-in robes, two bathrooms (including master en suite) and the laundry are on the top level. The middle level has two large open-plan living areas – lounge and kitchen/dining with high ceilings and breath-taking views to Wellington's north. The lower level has the main entry and internal access garaging. Extra parking spaces are offered within and outside the development. Step outside to the two private patios 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 properties of this exceptional quality and generous size inside and out in Wellington there is no comparison. Come and see to believe!

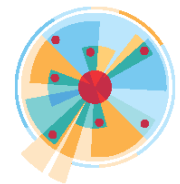
Have it all – space, style, value and convenience.

Key specifications for 1/9 Comber Place

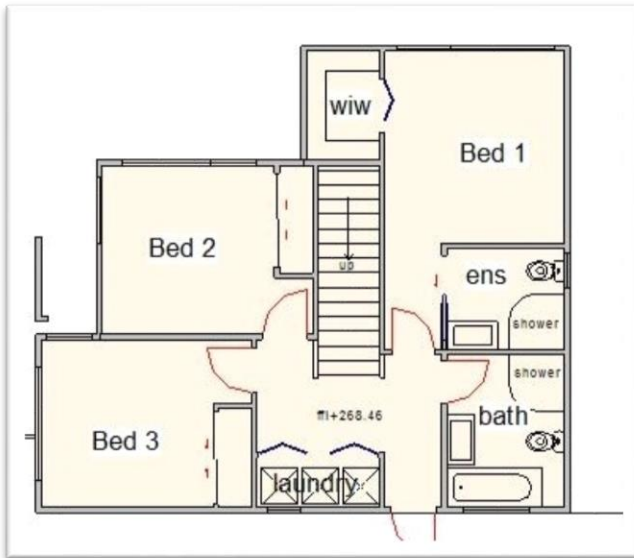
- Freestanding house built on three levels
- Internal access garage on bottom level
- Three bedrooms and two bathrooms (master bedroom with en suite) on top level
- All bedrooms with built-in wardrobes
- Laundry on top level (located near bedrooms for convenience)
- Two living areas with open plan kitchen and dining area and separate lounge, both with high ceilings and large windows to enjoy the views (middle level)
- Living areas open to two spacious patios and landscaped garden area from middle level, back door access from top level
- 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 – concrete suspended floor on middle level and walls are hardboard rather than building paper
- Double glazing throughout
- Fujitsu heat pump on each living level
- Security alarm – can be linked to security company if desired
- Protected from southerly wind by the hillside

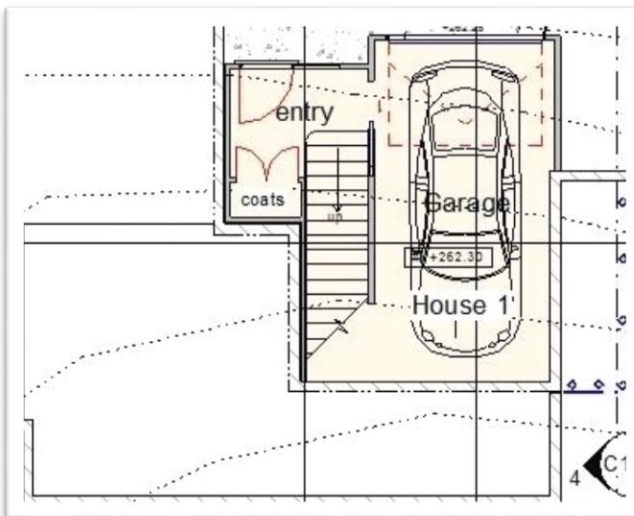
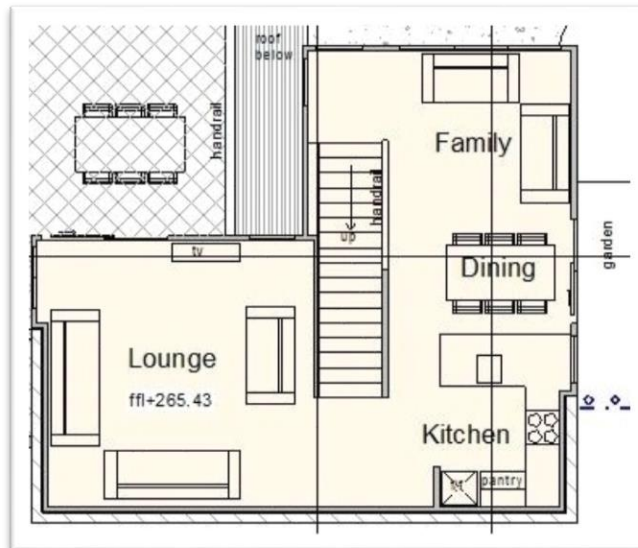


House plans for 1/9 Comber Place



Upper level

Middle level



Lower level



Architect's impression of 1/9 Comber Place 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

