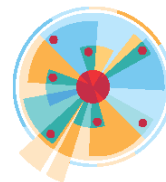


# COMBER HEIGHTS

4/9 Comber Place, Comber Heights,  
Johnsonville, Wellington



A Coronation Real  
Estate development

**Individuality, style and views!**



## **Architect's impression of 4/9 Comber Place**

Floor area 143m<sup>2</sup>; land area 267m<sup>2</sup> (subject to final survey)

Architecturally designed and unique, this freestanding home offers an exclusive address and views. This two-level home faces to the east, with stunning views over Johnsonville and Wellington's bays. 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.

Three good-sized bedrooms with built-in robes, two bathrooms (including master en suite) and the laundry are on the upper level. The lower level has two large open-plan living areas – lounge and kitchen/dining with breath-taking panoramic views. The lower level also includes the main entry and internal access garaging. Extra parking spaces are offered within and outside the development. Step outside to the private patio and landscaped garden area to entertain or relax.

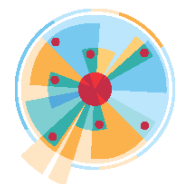
Data wiring for Wi-Fi/iPTV/digital is provided in both living areas and in bedroom two, so watch iPTV or work at home without the need for additional cables or relying on Wi-Fi alone. Chorus has completed provision of fibre-optic in the area – the fastest internet connection available.

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.

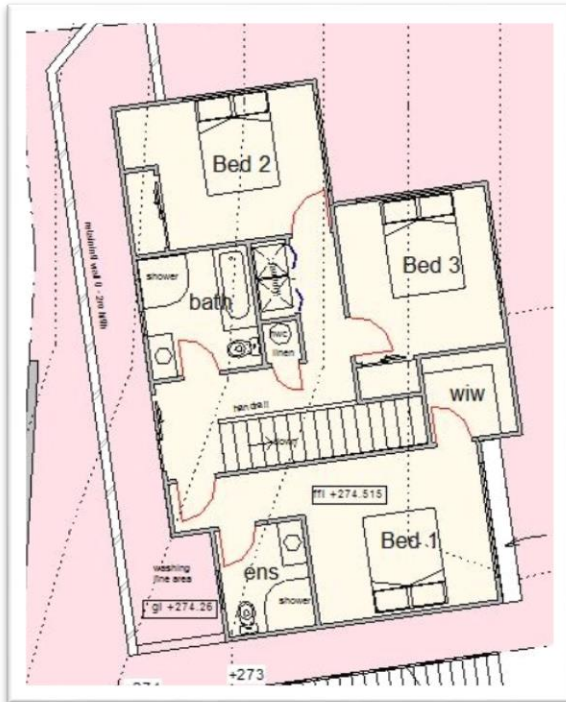
For brand new properties of this exceptional quality and generous size inside and out in Wellington there is no comparison. Come and see to believe! Houses 1/9 and 2/9 are complete.

## Key specifications for 4/9 Comber Place

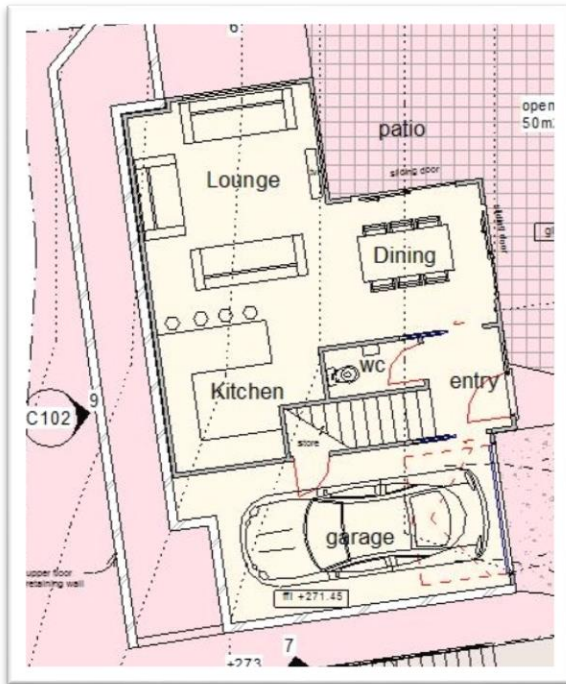
- Freestanding house built on two levels
- Internal access garage on lower level
- Three bedrooms and two bathrooms (master bedroom with en suite) on upper level
- All bedrooms with built-in wardrobes
- Laundry on upper level (located near bedrooms for convenience)
- Two living areas with open plan kitchen and dining area and separate lounge, with large windows to enjoy the views (lower level)
- 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 4/9 Comber Place



Upper level



Lower level



**Architect's impression of 4/9 Comber Place (front, second from right) 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](http://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](mailto:enquire@coronation.co.nz)

