

# Lot 122 Milns Green

Stage 3, Milns Green, Halswell, Christchurch



Artist impression only – refer to concept plan.

## House & Land Package:

# \$869,900

Family sized home featuring four bedrooms, master with ensuite, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

Home area: 162m<sup>2</sup>

Section area: 375m<sup>2</sup>



4



1



2



2

## Features:

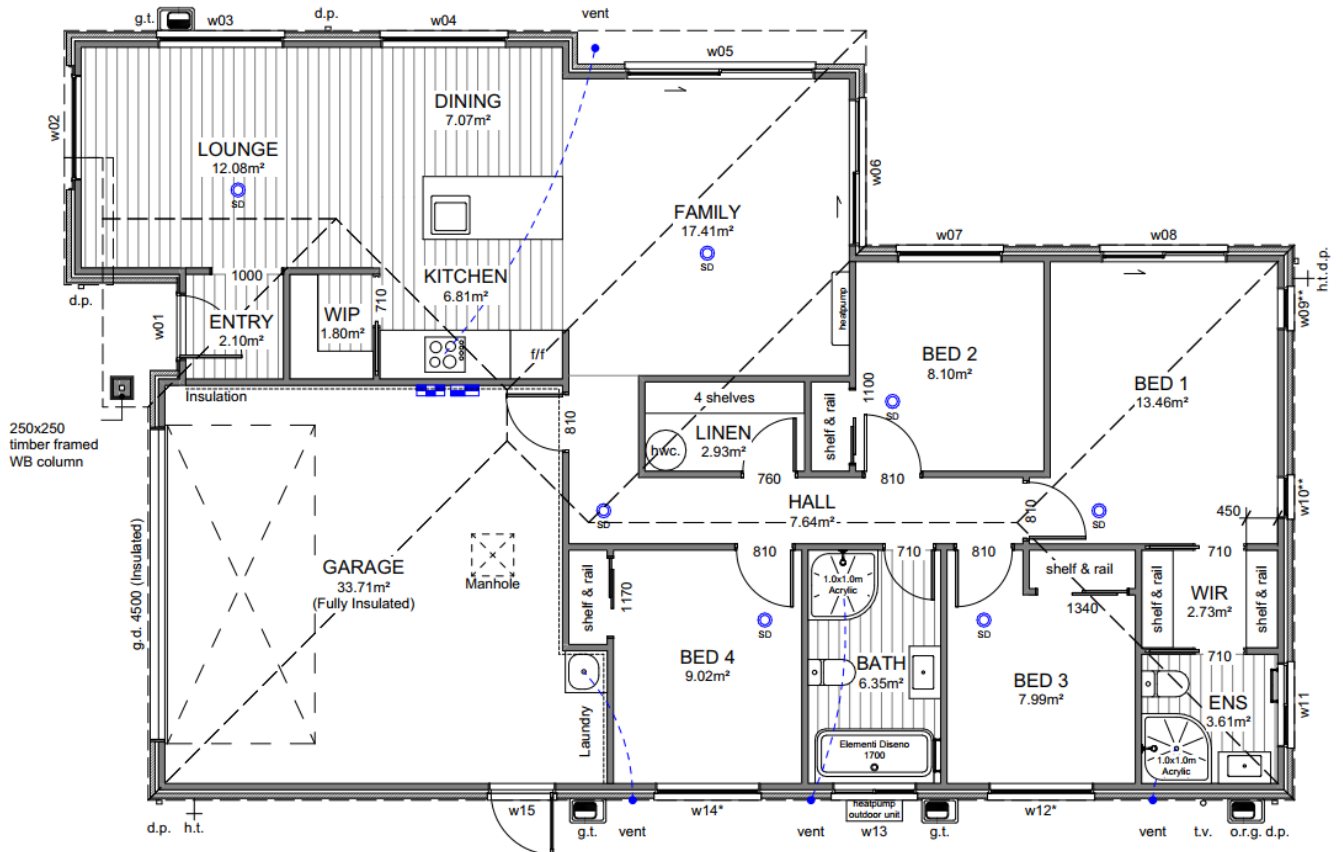
- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

P: (03) 977 2832

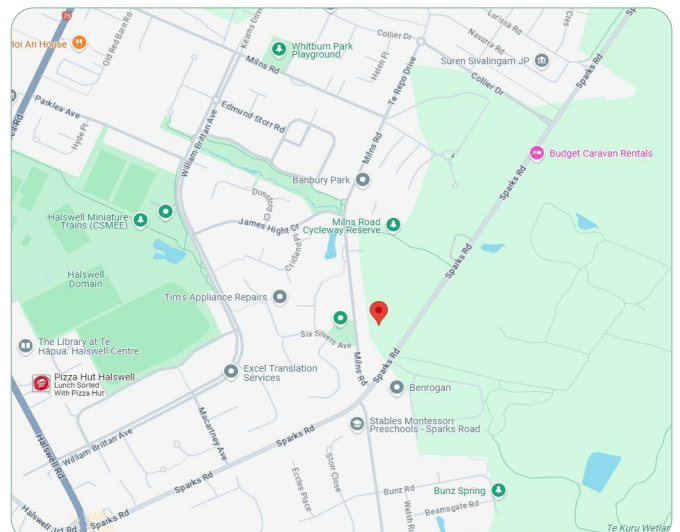
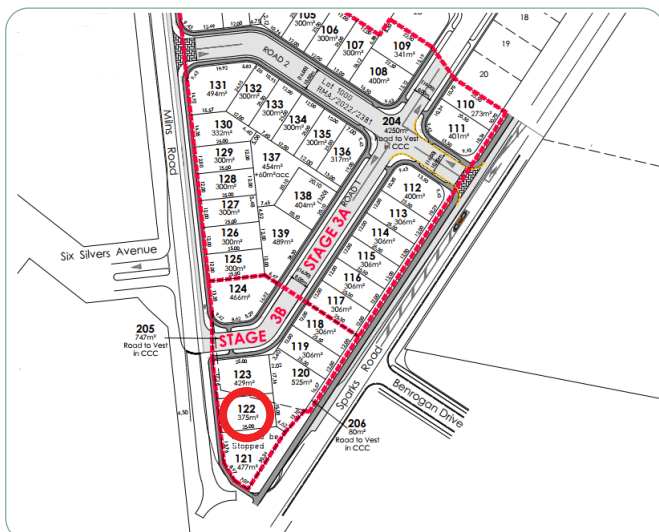
E: [info@oakridgehomes.co.nz](mailto:info@oakridgehomes.co.nz)

[oakridgehomes.co.nz](http://oakridgehomes.co.nz)

# Floor Layout



# Site Location



# Specification

| General                                |                                                                                                                                           |                        |                                                                             |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------|
| Guarantee:                             | Master Build 10-Year                                                                                                                      | Insurance:             | Builders All Risk                                                           |
| Warranty                               | 1 year from settlement                                                                                                                    | Utilities:             | Sewer pump chamber & Fibre                                                  |
| Dwelling Exterior                      |                                                                                                                                           |                        |                                                                             |
| Foundation:                            | TC2 RibRaft                                                                                                                               | Framing / trusses:     | 2.42m LVL                                                                   |
| Roofing:                               | 25° metal pressed tile— shake satin                                                                                                       | Fascia and gutter:     | Dimond metal fascia and quad gutter                                         |
| Downpipes:                             | Colorsteel 75×55 rectangular                                                                                                              | Main cladding:         | Austral 70 Series Brick                                                     |
| Feature cladding:                      | Abodo WB18 135×18mm                                                                                                                       | Entry door:            | APL 860mm Latitude with urbo lever                                          |
| Window joinery:                        | Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames                                               | Garage door:           | Insulated Coloursteel flat panel woodgrain                                  |
|                                        |                                                                                                                                           | Acoustic Requirements: | As per plans                                                                |
| Dwelling Interior                      |                                                                                                                                           |                        |                                                                             |
| Insulation:                            | As per Building Code. Including entire garage envelope - internal & external walls                                                        | Plasterboard:          | Plasterboard - 10mm to walls, wet area to bathrooms and 13mm to ceilings    |
| Gib stopping:                          | Grade 4 paint finish in accordance with AS/NZ 2311:2009                                                                                   | External corners:      | Square stop                                                                 |
| Hinged doors:                          | 1980mm (horizontal V groove)                                                                                                              | Wardrobe sliders:      | 2200mm Horizontal V groove                                                  |
| Wardrobe shelving:                     | MDF shelf and rail                                                                                                                        | Cupboard shelving:     | MDF shelves x4                                                              |
| Door hardware:                         | Windsor Futura – Apex brushed nickel                                                                                                      | Skirting board:        | 60mm bevel                                                                  |
| Electrical:                            | As per plan                                                                                                                               | Heatpump:              | Fujitsu SET-ASTH22KNTA 6.0/6.5kw                                            |
| Extractor:                             | Inline extractor fan & extractor duct as per electrical plan                                                                              | Hot water cylinder:    | Rheem 250L                                                                  |
| Carpet:                                | Urban Collection - Inner Urban                                                                                                            | Vinyl plank:           | Belgotex Luxury Plank – Province                                            |
| Kitchen, bench surface and splashback: | Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splash-back full length of back bench/wall. | Window coverings:      | Windowware Everyday Vinyl Collection – Mystic. Excluding garage & bathrooms |
| Landscaping                            |                                                                                                                                           |                        |                                                                             |
| Driveway and patio:                    | Exposed aggregate – sealed                                                                                                                | Vehicle crossing:      | Included                                                                    |
| Soft landscaping:                      | As per plan                                                                                                                               | Fencing:               | As per plan                                                                 |

# Specification

## Kitchen and Laundry \*Refer to plans and colour scheme

### Kitchen tapware:

Elementi Uno Gooseneck



### Kitchen sink:

Lazio NZLSS-5545 single stainless steel sink



### Oven:

Bosch HBF133BSOA



### Kitchen handles:

Stefano Orlati 4062— Titanium



### Powerpack:

Bosch DHL755BAU



### Ceramic cooktop:

Bosch PKE611K17A



### Laundry tub:

Aquatica Laundra Studio

\*dependent on supply, similar fitting to be used if unavailable



### Dishwasher:

Bosch SMU2ITS01A



## Bathrooms

### Vanities:

Elementi Novara, 2 drawer 750mm, French Oak



### Mirrors:

Polished edge direct fix—1000×750mm



### Showers:

Arena curved with moulded wall



### Toilets:

Elementi Uno back to wall



### Bath:

Elementi Diseno back-to-wall 1700mm



### Towel rails:

Newtech 5 bar square—heated



### Basin mixers:

Elementi Cura



### Shower / bath mixers:

Elementi Cura



### Shower slides:

Elementi Rayne



### Bath spout:

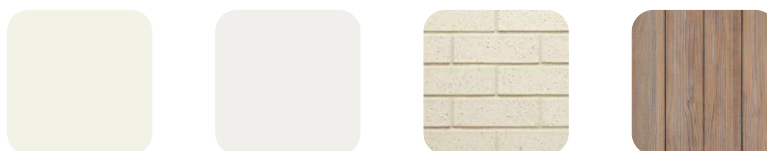
Elementi Uno



# Colour Schedule

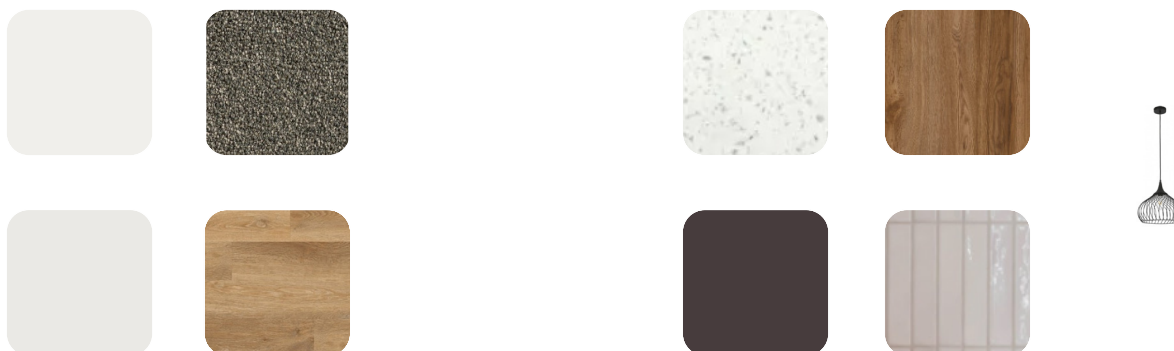
## Exterior Colours

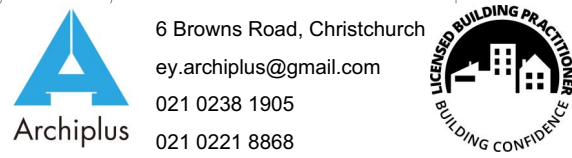
| Colour Scheme       |         |                              |                            |
|---------------------|---------|------------------------------|----------------------------|
| EXTERIOR            |         |                              |                            |
| Roof:               | Titania | Garage door & frame:         | Titania                    |
| Fascia:             | Titania | Soffits:                     | Half black white           |
| Gutter & downpipes: | Titania | Exterior cladding (Main):    | Sea salt with white mortar |
| Window joinery:     | Titania | Exterior cladding (Feature): | Vulcan straw               |
| Front door & frame: | Titania |                              |                            |



## Interior Colours

| Colour Scheme   |                  |                                 |                                                                  |
|-----------------|------------------|---------------------------------|------------------------------------------------------------------|
| INTERIOR        |                  |                                 |                                                                  |
| Ceilings:       | Half black white | Kitchen benchtop:               | TriStone 30mm – Antarctic Snow                                   |
| Walls:          | Black white      | Kitchen joinery main colour:    | Carbon                                                           |
| Interior doors: | Black white      | Kitchen joinery feature colour: | Southern oak                                                     |
| Skirting:       | Black white      | Kitchen splashback:             | Mallorca White Gloss 50×250—vertical stack with misty grey grout |
| Carpet:         | Shimmer          | Feature pendant:                | Elba 365 black                                                   |
| Vinyl plank:    | Natural          |                                 |                                                                  |





### Site Info

|                   |                      |
|-------------------|----------------------|
| Site Address      | Milns Green          |
| Legal Description | Lot 122              |
| Site Area         | 375m <sup>2</sup>    |
| Building Area     | 162.46m <sup>2</sup> |
| Roof Area*        | 176.24m <sup>2</sup> |
| Site Coverage     | 46.99%               |

## Design Basis

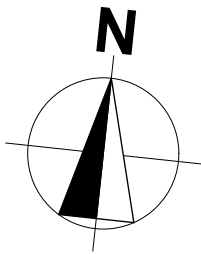
|                 |           |
|-----------------|-----------|
| Wind Zone       | High      |
| Earthquake Zone | 2         |
| Snow Zone       | N4 < 100m |
| Exposure Zone   | C         |

|                 |          |
|-----------------|----------|
| Wind Zone       | High     |
| Earthquake Zone | 2        |
| Snow Zone       | N4 < 100 |
| Exposure Zone   | C        |



Scale 1:100 @ A3

## 1.01



### Acoustic Requirements

Bed 1 w09\*\* & w10\*\* to have 6.38mm laminate / 12mm airspace / 5mm float glazing (Rw + Ctr 32dB)

Bed 3 & 4 w12\* & w14\* to have 6mm float / 12mm airspace / 5mm float glazing (Rw + Ctr 31dB).

For the external sliding door in Bed 1 and kitchen, dining and living, the below construction advice should be followed to reduce the likelihood of doors de-rating the sound reduction performance.

- Bottom rolling system.
- The door leaf should sit deep into channel at the bottom, around the side and top.
- Minimum dual brush seals all round.

Please also read in conjunction with Powell Fenwick acoustic report.

### Building Area

|               |          |
|---------------|----------|
| Over Frame    | 155.77m² |
| Perimeter     | 56.70m   |
| Over Cladding | 162.38m² |
| Perimeter     | 57.99m   |
| Roof Area*    | 176.24m² |
| Perimeter     | 58.32m   |

\*Roof area includes fascia & gutter7

### General

|                  |                                          |
|------------------|------------------------------------------|
| Main Cladding    | 70s Clay Brick                           |
| Feature Cladding | Abodo Vulcan Shiplap Weatherboard (WB18) |
| Roof Pitch       | 25°                                      |
| Roofing          | Pressed Metal Tiles (Shake)              |
| Stud Height      | 2.42m                                    |
| Interior Door    | 1.98m High                               |
| Wardrobe Door    | 2.20m High                               |
| Cooktop          | Ceramic Cooktop                          |

**Note 1:** Kitchen layout indicative only, refer to Kitchen Design for details.

**Note 2:** Bath, Ens & Laundry to have mechanical ventilation through fascia grilles.

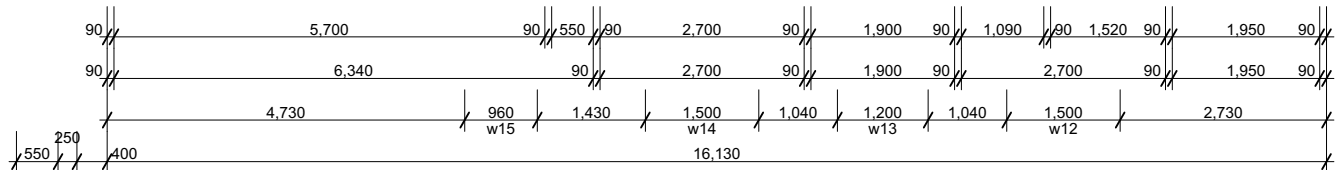
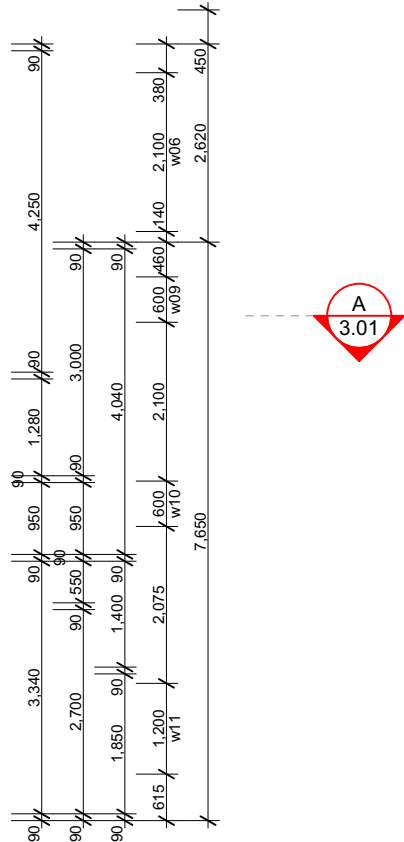
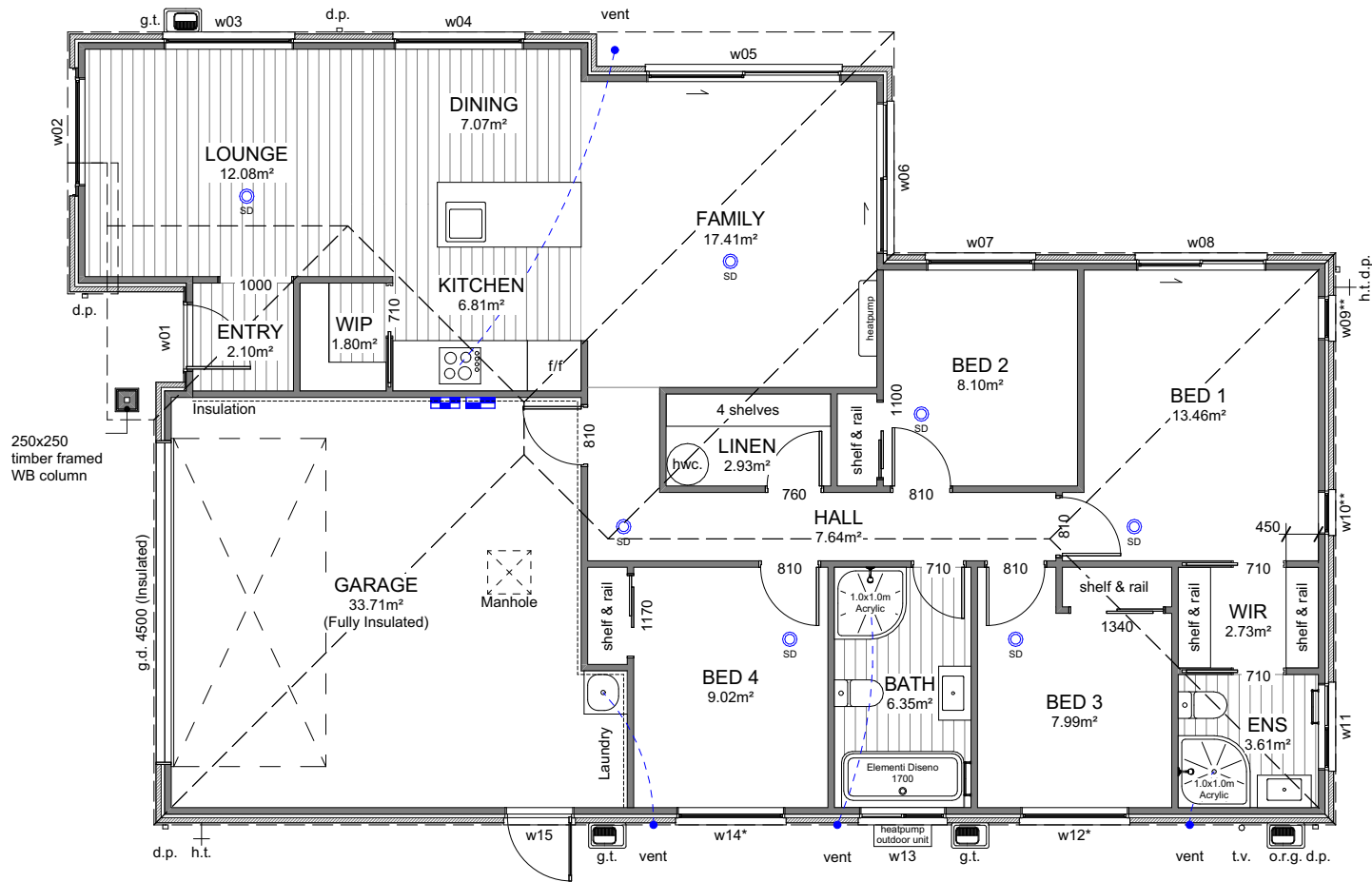
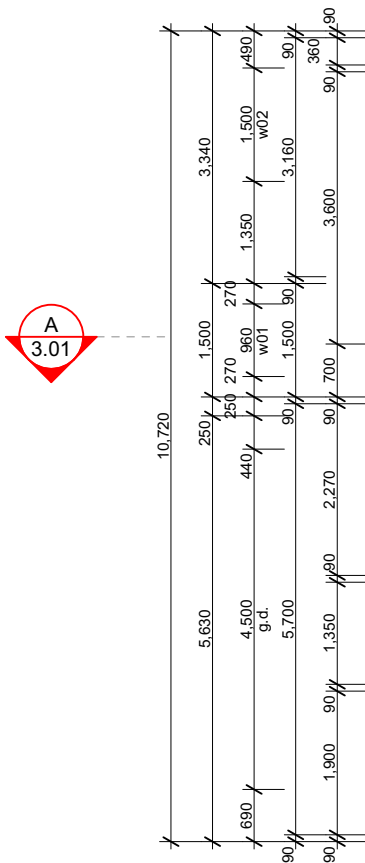
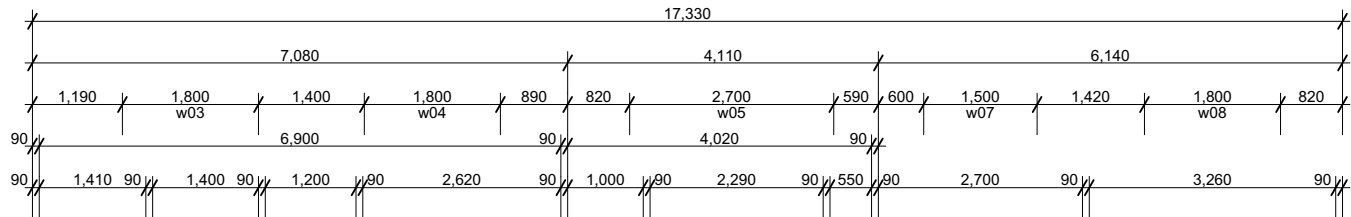
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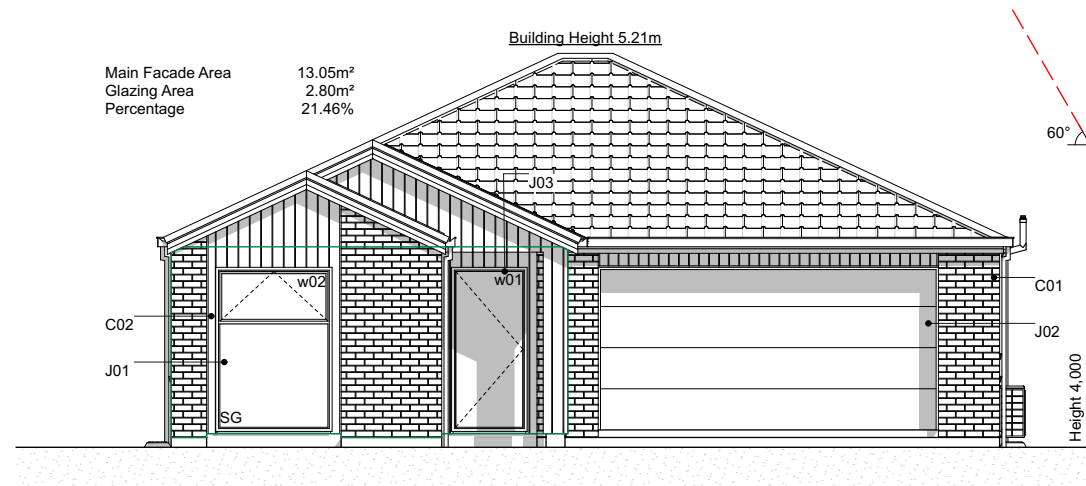
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|  | Distribution Board & Smart Meter Box                               |
|  | Data Box                                                           |
|  | Smoke Detector 10 year long-life battery-operated & interconnected |

### Floor Covering

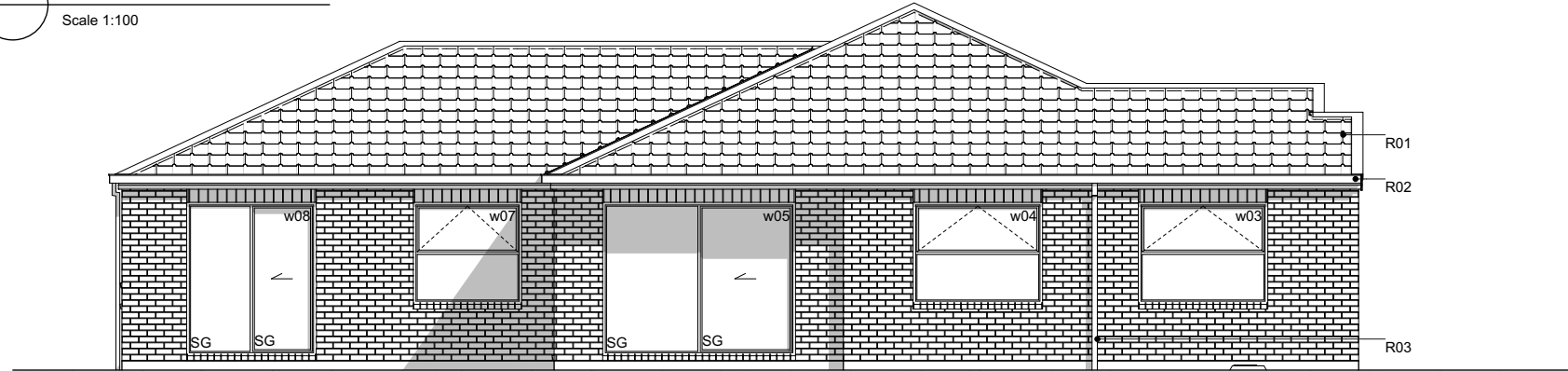
|  |                       |
|--|-----------------------|
|  | Carpet (excl. Garage) |
|  | Vinyl Planks          |

| WINDOW SCHEDULE |       |       |
|-----------------|-------|-------|
| ID              | H     | W     |
| w01             | 2,130 | 960   |
| w02             | 2,130 | 1,500 |
| w03             | 1,400 | 1,800 |
| w04             | 1,400 | 1,800 |
| w05             | 2,130 | 2,700 |
| w06             | 2,130 | 2,100 |
| w07             | 1,400 | 1,500 |
| w08             | 2,130 | 1,800 |
| w09**           | 1,400 | 600   |
| w10**           | 1,400 | 600   |
| w11             | 1,100 | 1,200 |
| w12*            | 1,400 | 1,500 |
| w13             | 1,100 | 1,200 |
| w14*            | 1,400 | 1,500 |
| w15             | 2,130 | 960   |





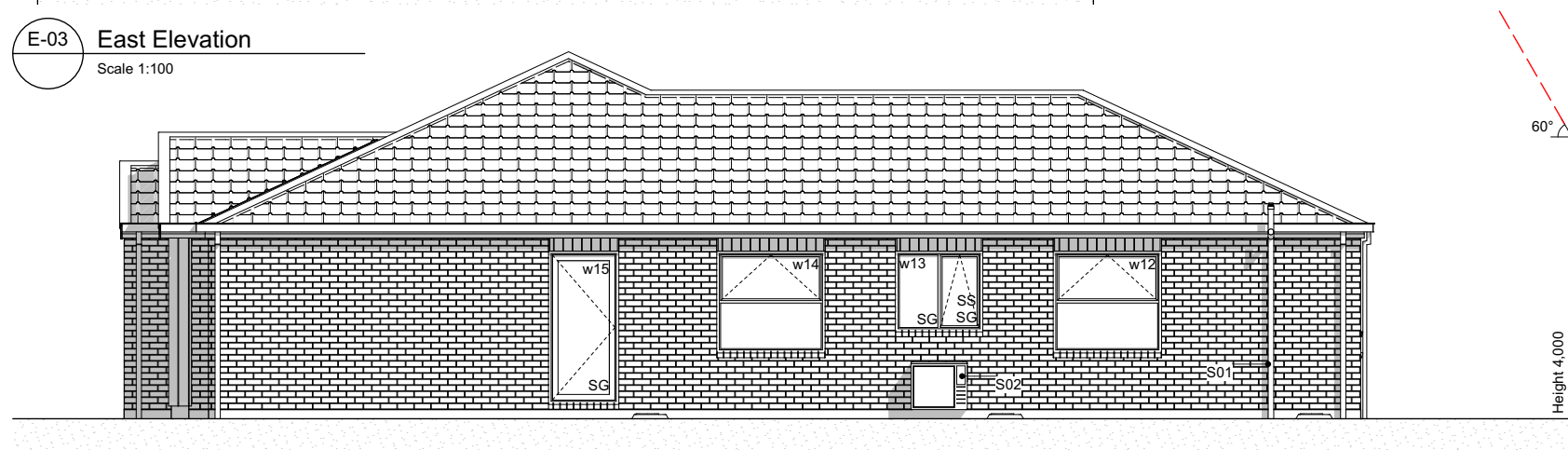
E-01 West Elevation  
Scale 1:100



E-02 North Elevation  
Scale 1:100



E-03 East Elevation  
Scale 1:100



E-04 South Elevation  
Scale 1:100

## Elevation Keys

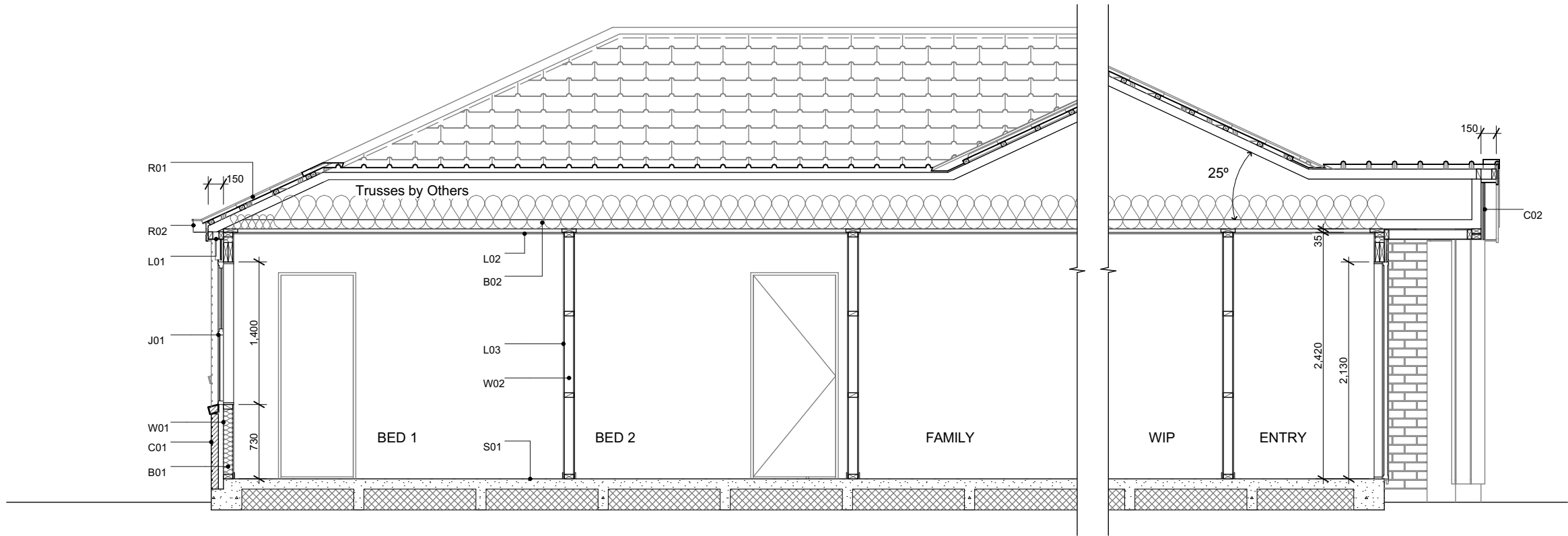
|     |                                                                                              |
|-----|----------------------------------------------------------------------------------------------|
| C01 | 70 series bricks over 50mm cavity.                                                           |
| C02 | Abodo Vulcan shi lap weatherboard on 20mm horizontal castellated cavity battens.             |
| R01 | Pressed metal tiles roofing.                                                                 |
| R02 | Colorsteel Quad gutter supported by Colorsteel 185mm fascia.                                 |
| R03 | Colorsteel 75x55mm downpipes.                                                                |
| J01 | Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. |
| J02 | Sectional garage door.                                                                       |
| J03 | APL entry door in thermally-broken powder coated aluminium frames.                           |
| S01 | Drainage vent pipe.                                                                          |
| S02 | Heatpump outdoor unit on wall bracket.                                                       |

## Legend

|     |               |
|-----|---------------|
| w01 | Window ID     |
| SS  | Security Stay |
| SG  | Safety Glass  |

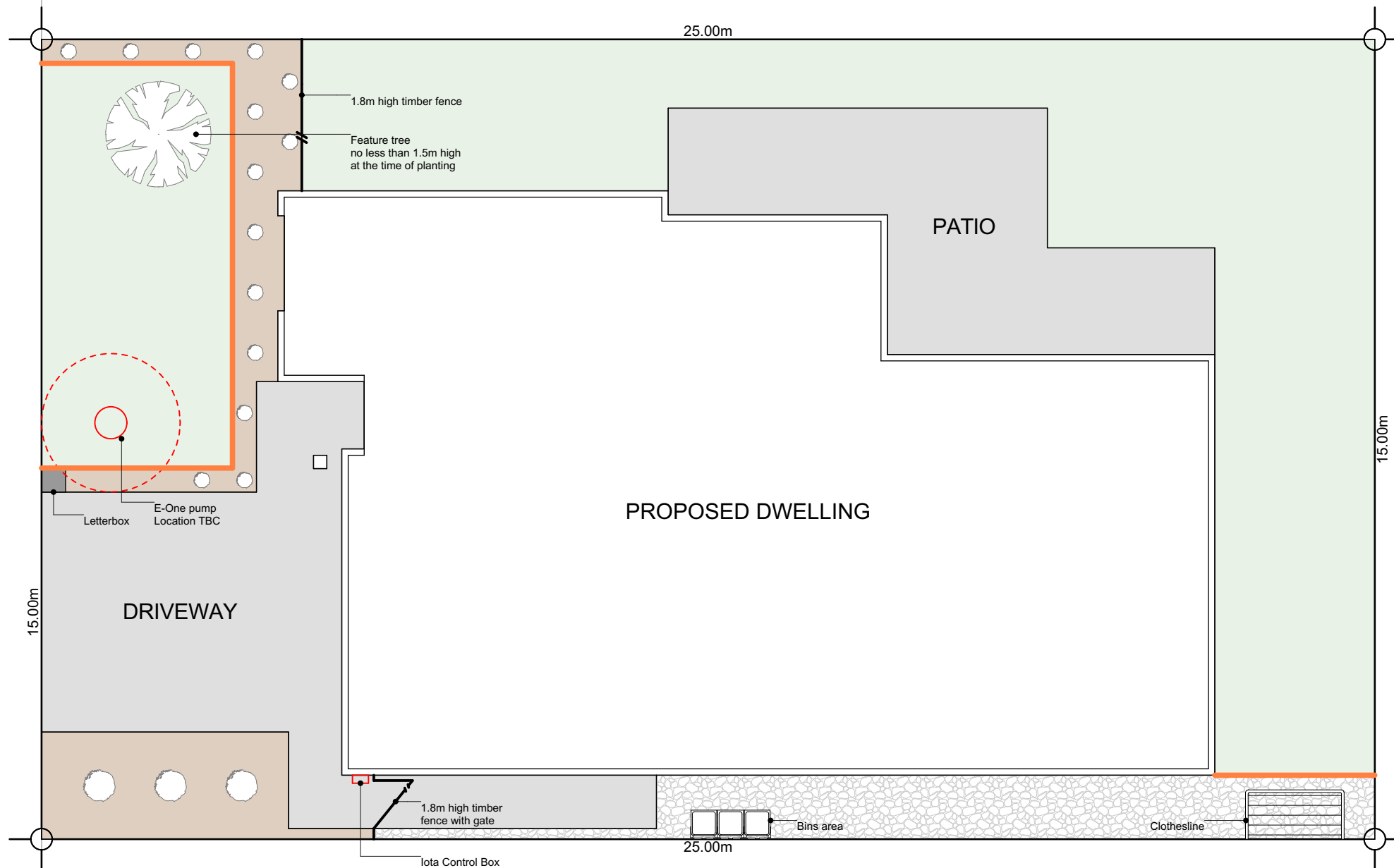
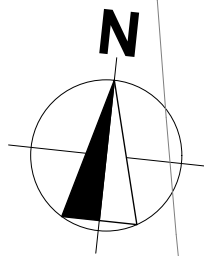
## General Notes

Driveway to fall from 20mm max. below garage rebate.



Section Keys

- C01 70 series bricks over 50mm cavity over building wrap on timber framing.
- C02 Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity batten over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft foundation.
- T01 Roof trusses as per Truss Design.
- R01 Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay on trusses.
- R02 Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R03 75x55mm Colorsteel downpipes with wall brackets.
- J01 Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02 Sectional garage door. H3.1 timber reveals for painted finish.
- B01 R2.8 wall insulation batts.
- B02 R7.0 ceiling insulation batts. Compressed insulation to fit at the first 500mm from the top plate as per manufacturer's instruction. Insulation baffle required to allow for the 25mm ventilation clearance.
- L01 4.5mm Hardie soffit linings for painted finish.
- L02 13mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L03 10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)



## Plants List for Garden Bed

- Agapanthus Peter Pan - Dwarf blue Nile lily  
Acacia Limelight - Dwarf wattle  
Choisya Ternata - Mexican orange blossom  
Carex Secta - Makura sedge  
Pittosporum little gem  
Thuja occidentalis Smaragd - Emerald Cedar  
Viburnum tinus Eve Price  
Azalea  
Corokia geentys green  
Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree  
Camellia 'Cinnmon Cindy'  
Cercis Hearts of Glod - Golden Redbud  
Acer Palmatum Bloodgood - Japanese Maple  
Magnolia Grandiflora Blanchard  
Malus ioensis Plena  
Prunus Autumnalis Southern Gem - Flowering Cherry  
\*Planting species for garden bed are indicative-not to be limited to.

## Legends

- Lawn  
Exposed Aggregate  
Stonechip  
Garden Bed with Bark  
Timber Batten Edging between garden bed & lawn/ stonechip



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021 0221 8868



**W E N D E L B O R N**  
**P R O P E R T Y L T D**  
LOT 122 MILNS GREEN  
187 MILNS ROAD HALSWELL

**Issue**  
Building Consent

This plan is developed for the purchaser  
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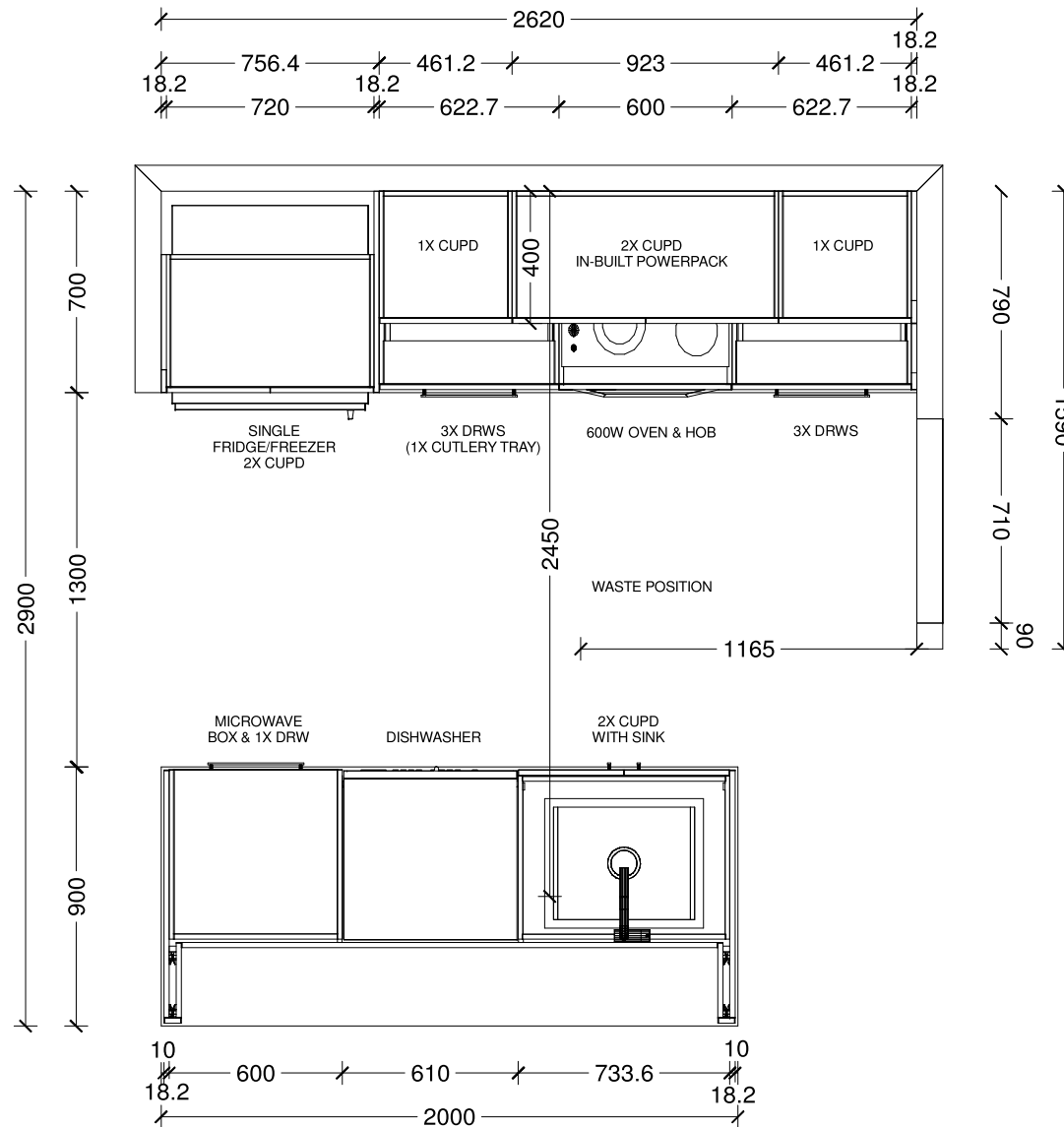
**Landscape Plan**

Scale 1:100 @ A3

Revision BC-1  
Date 19/10/2026  
File No. 26154 (ORH. 3736)

**Sheet No.**

**1**



#### Benchtop Colour:

30mm square edge Tristone

#### Main Joinery Colour:

Back Wall & Island Back Panels

#### Feature Joinery Colour

Island, Boxed Ends & Overheads

#### Handles:

4062-192/320-Titanium Grey

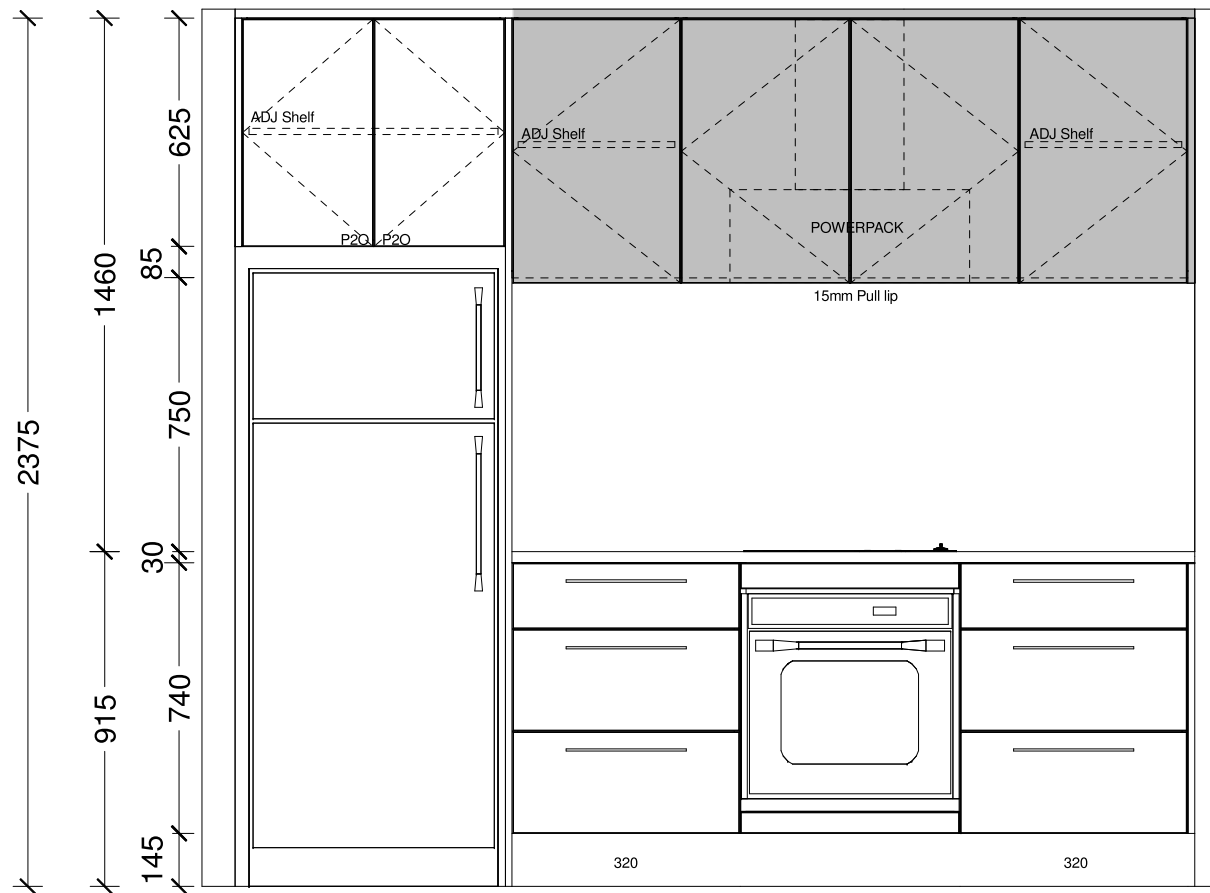
#### Sink:

Lazio NZLSS-5545 Stainless Single Bowl

|                |           |                    |         |               |       |         |
|----------------|-----------|--------------------|---------|---------------|-------|---------|
| signer:        | Date:     | Client:            | BC Ref: | Site Address: | Job#: | Default |
| Sarah Molyneux | 13 May 26 | Oakridge Homes     | Job     |               |       |         |
| g:             | Scale:    | Customer:          |         |               |       |         |
| Kitchen Plan   | 1 : 25    | The Maple Modified |         |               |       |         |

**TRENDS**  
KITCHENS

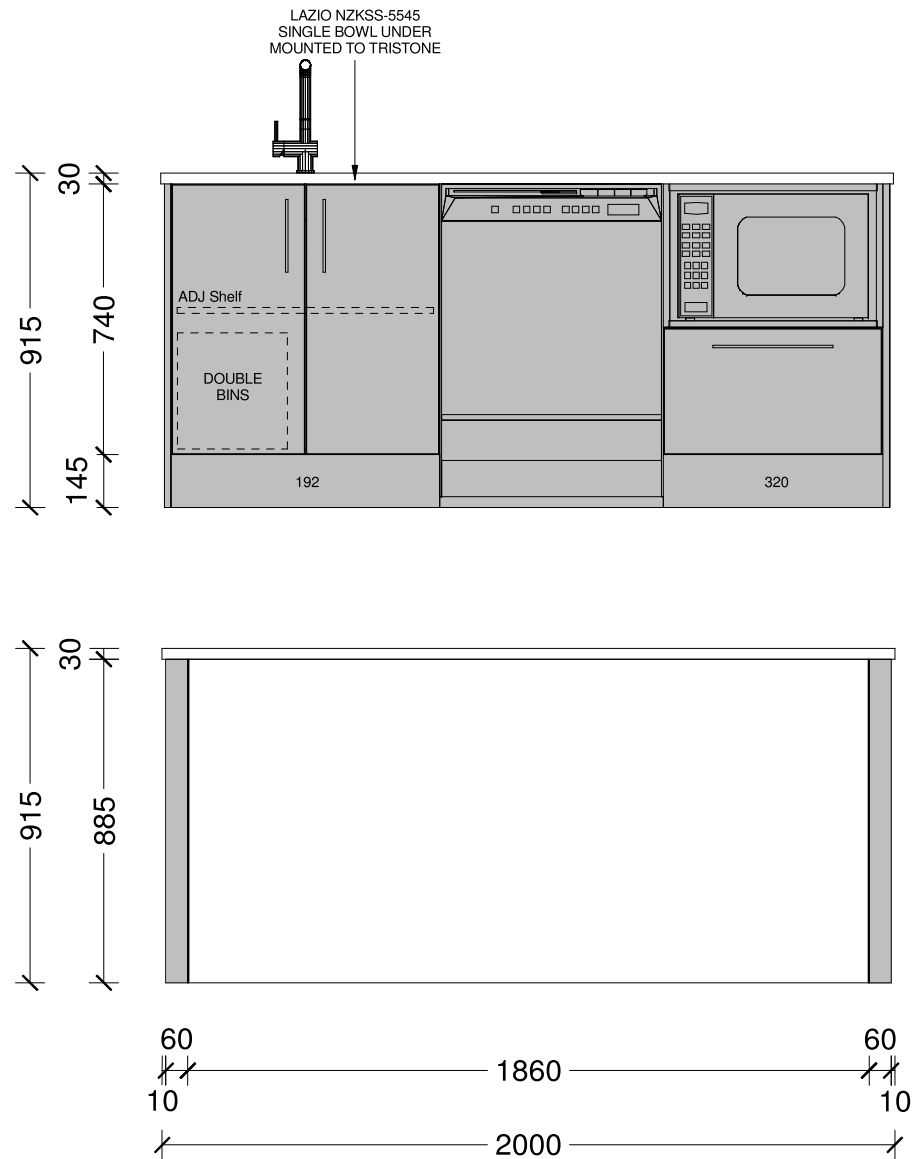
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| signer:           | Date:     | Client:            | BC Ref: | Site Address: | Job#: | Default |
| Sarah Molyneux    | 13 May 26 | Oakridge Homes     | Job     |               |       |         |
| g:                | Scale:    | Customer:          |         |               |       |         |
| Kitchen Elevation | 1 : 20    | The Maple Modified |         |               |       |         |

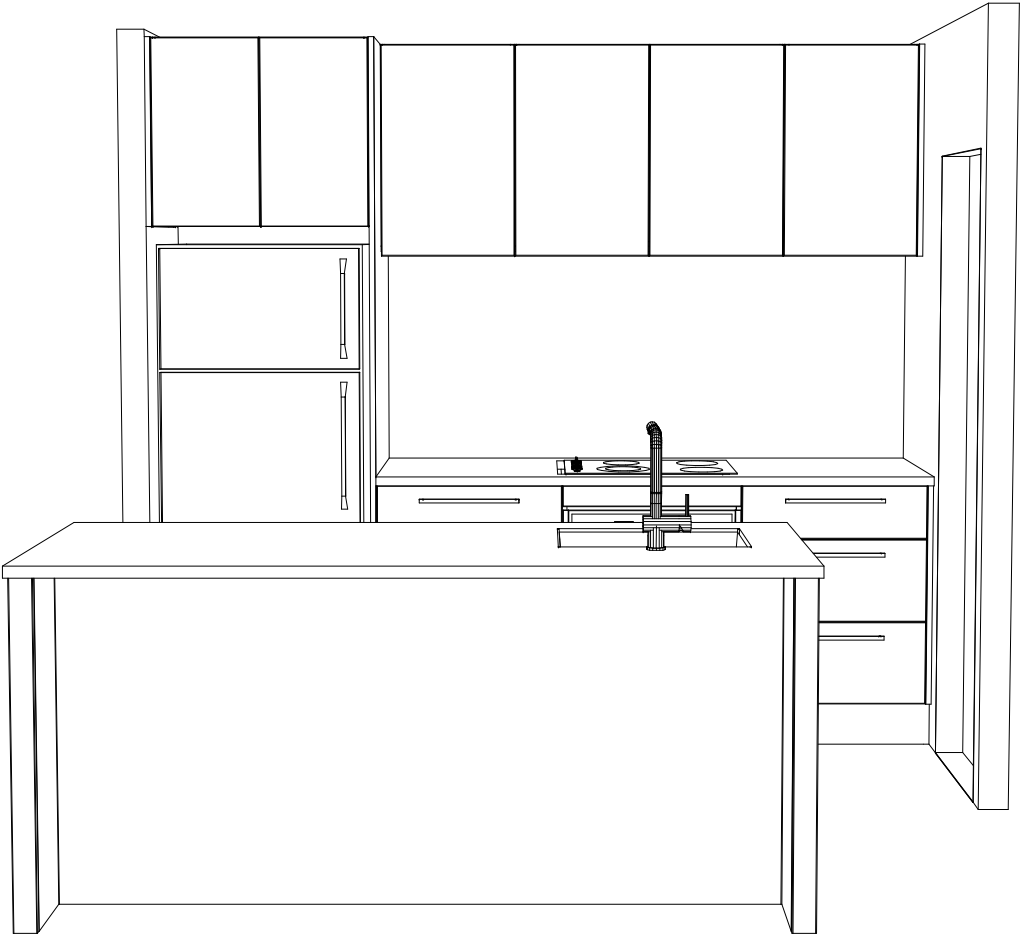


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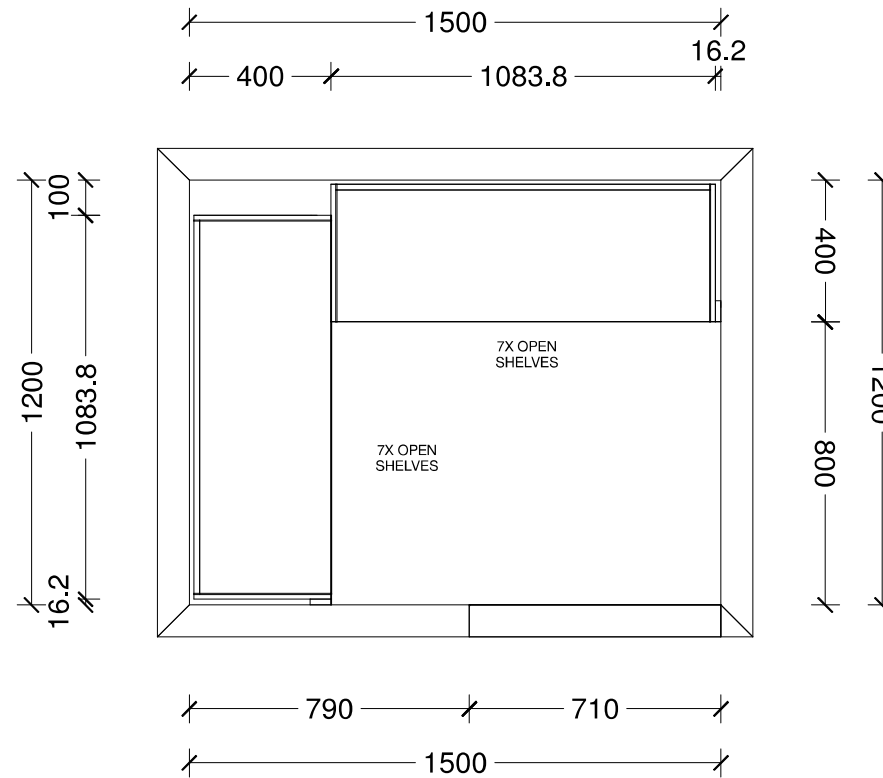
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| g:      | Kitchen Elevation | Scale: | 1 : 20    | Customer: | The Maple Modified |         |     |               |  |       |         |  |

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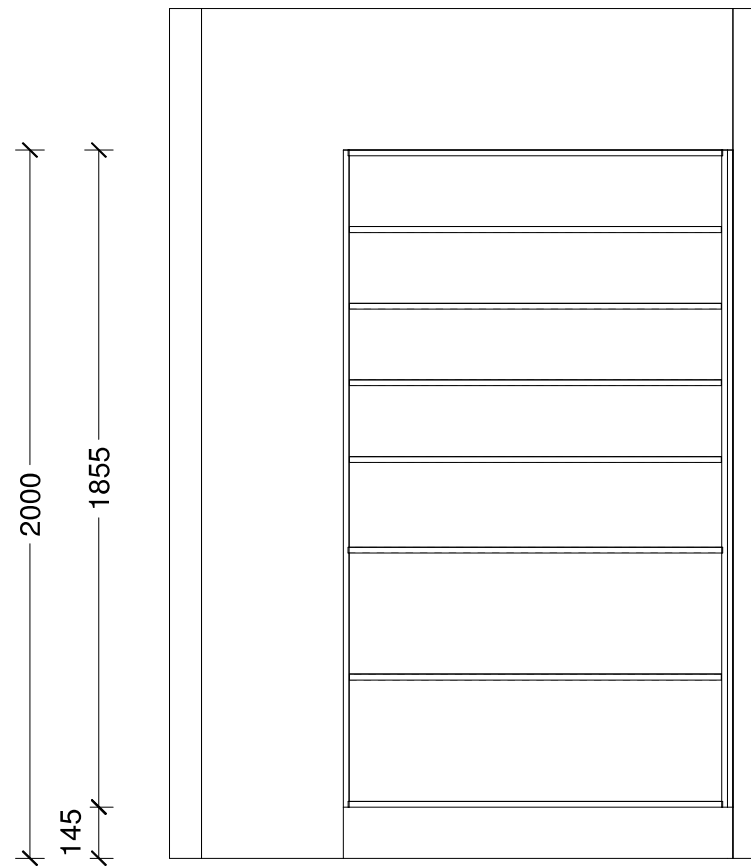
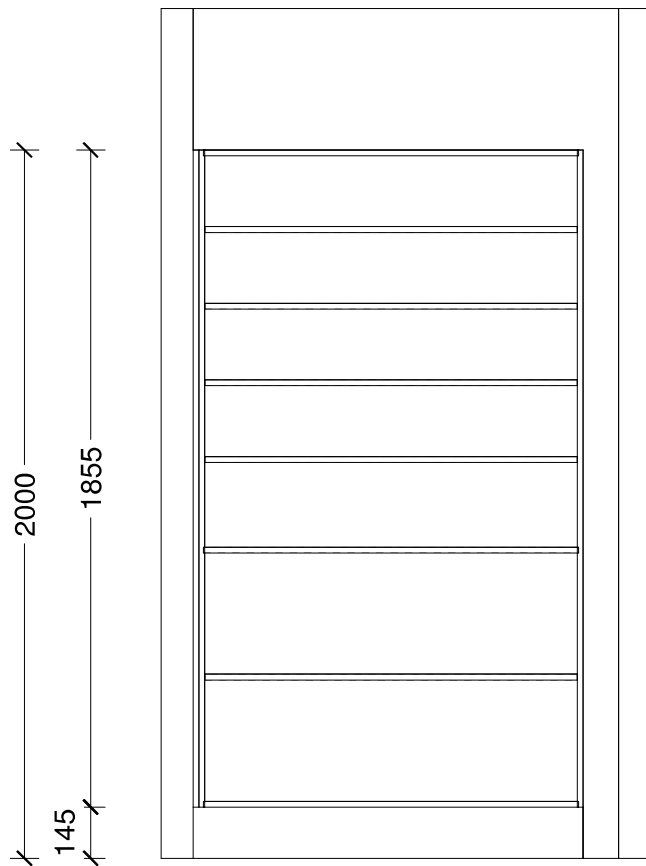
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| signer:<br>Sarah Molyneux    | Date:<br>13 May 26 | Client:<br>Oakridge Homes       | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| g:<br>Kitchen 3D Perspective | Scale:             | Customer:<br>The Maple Modified |                |               |               |                                                                                       |

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|                             |                    |                                 |                |               |               |                                                                                       |
|-----------------------------|--------------------|---------------------------------|----------------|---------------|---------------|---------------------------------------------------------------------------------------|
| Designer:<br>Sarah Molyneux | Date:<br>20 Feb 24 | Client:<br>Oakridge Homes       | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Pantry Plan         | Scale:<br>1 : 20   | Customer:<br>The Maple Modified |                |               |               |                                                                                       |

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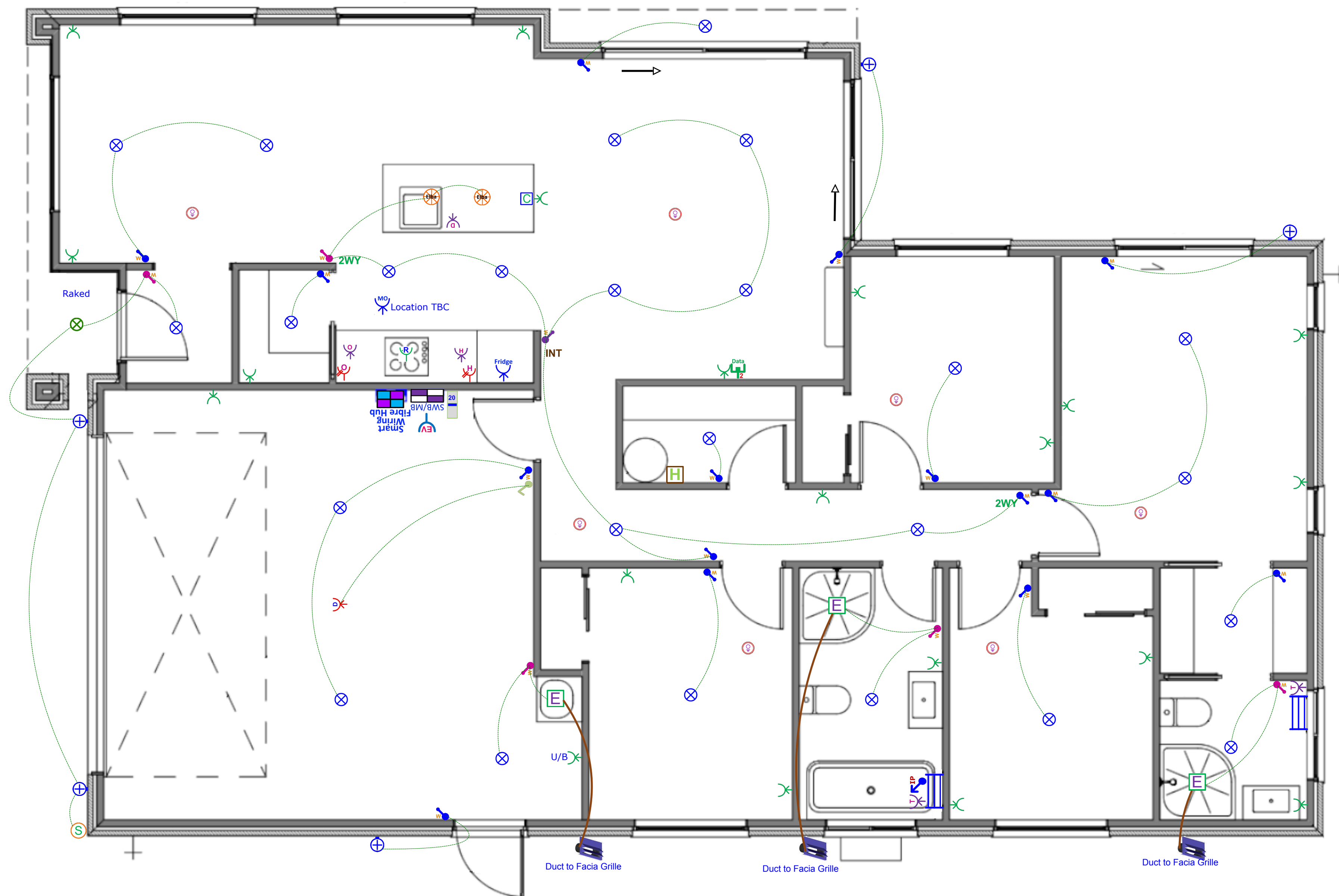
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| Designer:<br>Sarah Molyneux | Date:<br>20 Feb 24 | Client:<br>Oakridge Homes       | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Pantry Elevation    | Scale:<br>1 : 20   | Customer:<br>The Maple Modified |                |               |               |                                                                                       |

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|                               |                    |                                 |                |               |               |                                                                                       |
|-------------------------------|--------------------|---------------------------------|----------------|---------------|---------------|---------------------------------------------------------------------------------------|
| Designer:<br>Sarah Molyneux   | Date:<br>20 Feb 24 | Client:<br>Oakridge Homes       | BC Ref:<br>Job | Site Address: | Job#: Default |  |
| Dwg:<br>Pantry 3D Perspective | Scale:             | Customer:<br>The Maple Modified |                |               |               |                                                                                       |

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# Plan: Option C - Elba - The Maple Modified - Garage Right (No Soffits) - Electrical Design

| Electrical                                                                                                                                                                            |  |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|
| Item                                                                                                                                                                                  |  | Total |
|  Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)                           |  | 1 EA  |
|  Tradesave Rangehood Power Socket                                                                     |  | 1 EA  |
|  Tradesave Slim Single Power Socket (White) 10A - Fridge                                              |  | 1 EA  |
|  Tradesave Slim Single Power Socket (White) 10A - Microwave                                           |  | 1 EA  |
|  Tradesave Double Power Socket Horizontal (White) 10A                                                 |  | 20 EA |
|  Protective Capping for Socket Electrical in Joinery                                                  |  | 1 EA  |
|  Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A                             |  | 1 EA  |
|  Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A                              |  | 1 EA  |
|  Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)                                 |  | 1 EA  |
|  Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)                            |  | 1 EA  |
|  Tradesave Slim Dishwasher Power Socket                                                             |  | 1 EA  |
|  Tradesave Garage Door Opener Press Button (White)                                                  |  | 1 EA  |
|  Tradesave Slim Garage Door Power Socket                                                            |  | 1 EA  |
|  Electric Vehicle Single Phase Future Charging Circuit & Isolator with Blank Wall Plate             |  | 1 EA  |
|  Voltex Hot Water Cylinder Isolator with Lock-Out Capability & Circuit                              |  | 1 EA  |
|  Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit                                |  | 1 EA  |
|  Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life       |  | 7 EA  |
|  Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation |  | 2 EA  |
|  Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)            |  | 2 EA  |
|  Extractor Fan Inline 150mm & up to 6m of duct                                                      |  | 3 EA  |
|  Fascia Grille                                                                                      |  | 3 EA  |
|  External 180-Degree Lighting Movement Sensor (White)                                               |  | 1 EA  |

## Electrical

| Item                                                                                                                                                                                  | Total |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
|  Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit                 | 25 EA |
|  Recessed LED Downlight Prolux DL30 Tilttable 3K (White) and Circuit                                  | 1 EA  |
|  Pendant Light "C" - Elba 365mm with 8-watt LED Lamp (Black) & Circuit                                | 2 EA  |
|  External LED Up/Down Round Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit              | 5 EA  |
|  Tradesave Slim Light Switch 1-Gang (White)                                                           | 15 EA |
|  Tradesave Slim Light Switch 2-Gang (White)                                                           | 5 EA  |
|  Tradesave Slim Light Switch 3-Gang (White)                                                           | 1 EA  |
|  Excel Life White IP Rated Light Switch 1 Gang                                                        | 1 EA  |
|  2-Way Light Circuit                                                                                  | 2 EA  |
|  Tradesave Slim 3-way Intermediate Switching Light Circuit                                            | 1 EA  |
|  Smart Wiring Base 20" Hub 12-Port with Fibre Optic Pathway and Power Circuit - Excludes TV cabling | 1 EA  |
|  Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White                             | 1 EA  |

# In the Area

## About Milns Green

Only a 20 minute drive to Christchurch's CBD, Milns Green is a boutique subdivision located just minutes from the heart of Halswell.

Situated across from a council reserve with views of the Port Hills and easy access to the popular Halswell Quarry where you will find several walking and biking trails.

Multiple Early Childhood Centres are located in Halswell with Milns Green being zoned for primary and high schools.

Milns Green features a limited numbers of sections, each designed to maximise your living experience.



## Halswell and Surrounding Areas

Halswell is a vibrant township within Christchurch City, known for its expanse of reserves, playgrounds and dog walking areas.

The Halswell Domain features a miniature train track offering rides making this a family friendly area featuring restaurants, cafes and the Christchurch famous Halswell Butchery.

Multiple shops and amenities including retail, grocers, public swimming pool, recently built public library and within close proximity to the Christchurch Adventure Park make Halswell a thriving community to be a part of.

A monthly market hosted by long standing community members features food, craft stalls and live music.

With easy access to SH75 to go explore the Banks Peninsula and a tight-knit community feel, Halswell is a highly desired area.



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# Why Choose an Oakridge Home?

Oakridge Homes is a locally owned Canterbury company with decades of experience. We are Canterbury's second largest residential builder delivering 200 homes per year with a proven track record of completing over 400 homes for happy homeowners in the region. Oakridge is a small team of fifteen, each of us working diligently to achieve the company goal of delivering quality homes as efficiently and stress free as possible.

All Oakridge house and land packages are competitively priced offering true value for money including turnkey funding, meaning you pay a 10% deposit and the balance the day you get your keys. In our experience this is the preferred contract method when securing finance and a service we offer as a standard inclusion. We work closely with our contractors and suppliers to get the best product for the best cost which is reflected in our all-inclusive package pricing.

At Oakridge we are extremely proud of the relationships we have built with local tradesmen and suppliers, ensuring quality is delivered every time. We deal with one longstanding company per

element of the build which has helped us achieve our average build time of 17 weeks. We are very thankful to everyone who makes an Oakridge home come to life, many of us working alongside one another for over ten years.

Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for our consent applications which helps ensure we receive your building consent in a timely manner.

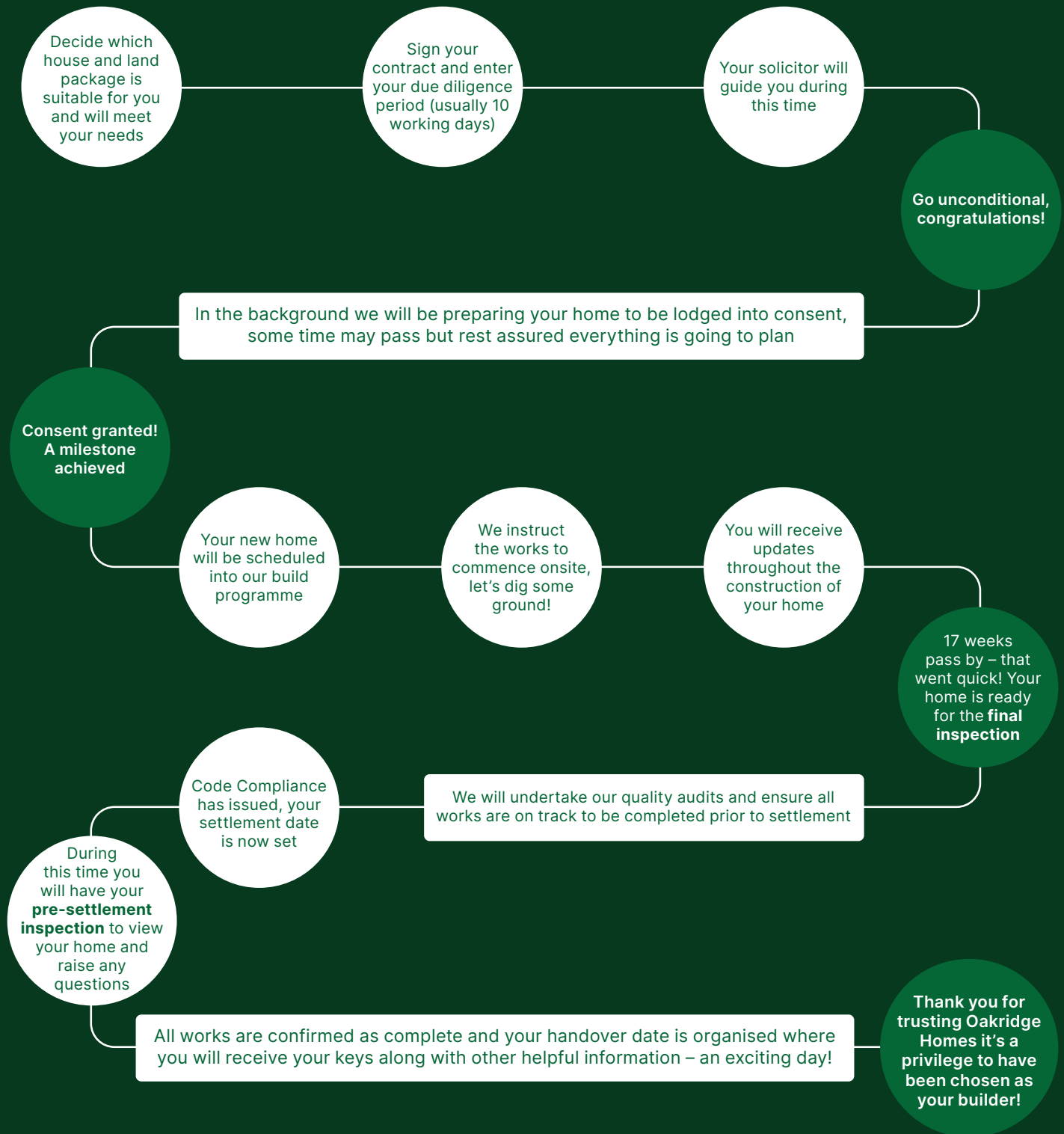
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive and move in ready when handover day comes. There are no hidden surprises and nothing for you to do but sit back and trust us to build your home.

## Oakridge Homes has taken steps to ensure your home is here to stand the test of time by including:

- ✓ Master Build 10-Year Guarantee
- ✓ 1 year warranty period
- ✓ Exceeds Healthy Homes Standards
- ✓ LVL framing (laminated veneer lumber) more durable and less likely to warp
- ✓ RibRaft foundation system
- ✓ Quality cladding options
- ✓ Thermally broken window joinery
- ✓ Increased carpet underlay thickness
- ✓ Tri-Stone benchtops for easy maintenance
- ✓ Full height kitchen joinery to avoid dust collection
- ✓ Full length tiled splashback to kitchen
- ✓ Bosch appliances
- ✓ Exposed aggregate driveways and patios
- ✓ Insulated garage and garage door



# The Oakridge Journey



If you'd like more information on one of our listings or want to learn more about the process of buying an Oakridge home, get in touch.

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