

Spec Sheet - 1A Hamilton Parade, Hamilton Central

Overview

- Architecturally designed by Ron Sang
- Floor size – 341sqm
- Land size – 867sqm
- Ceiling heights
 - Levels 1 & 3 – 2.4 metres
 - Level 2 – 2.8 metres
- Built in furniture and storage
- Polyester insulation (not fibreglass)
- Miele appliances (excluding fridge and freezer)
- Granite flooring
- Double glazing throughout
- Heat pumps X 5
- Lighting – LED in high use areas that don't require a dimmer
- Hardware from Halliday and Bailee
- Vertical blinds in all rooms excluding the bathrooms
- TV cabling in most rooms

Level 1 (ground floor)

- Two car garaging with additional space for a boat/trailer
- Cloak cupboard with shoe racking
- Storage room
- Wine cellar with racking and cooling unit
- Bedroom
- Powder room
- Laundry

Level 2

- Master bedroom with walk-in wardrobe
- Ensuite with bath, separate shower, toilet and bidet, double basins and heated towel rail
- Powder room
- Open plan kitchen and family room with Bose surround sound system
- Separate dining room
- Separate living room with open fireplace (wood burner)
- Study

Level 3

- Cupboards including one cupboard with fridge and coffee/tea making facilities
- Living area and deck
- Two large bedrooms with built in wardrobes
- Bathroom with shower, toilet and heated towel rail