



# LAKE SIDE

## PRICE REWIND HOUSE OVERVIEW



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# About the Kennet III

## Lakeside Showhome on Lot 68

**3 bedrooms, 2 bathrooms, 2 carparks on 399m<sup>2</sup> of fully landscaped land.**

The Kennet III is one of Lakeside's best designed homes, in what will become a master planned community of some 1600 new homes on 180 hectares next to Lake Waikere, Te Kauwhata.

The architecturally-designed Kennet III offers three bedrooms, two bathrooms and open plan living over a smartly designed 91m<sup>2</sup> floor area, with landscaped gardens and bifold doors folding back to an entertaining terrace on 399m<sup>2</sup> of land.

The interior scheme has been designed by the esteemed designer Stewart Harris. The sophisticated blend includes thick premium Cavalier Bremworth carpet in the bedrooms, French oak flooring in the living areas and dark porcelain tiles in the bathroom.

In the kitchen a light-marble stone bench top and black hexagon tile splashback complement cool industrial light pendants. The appliances are Bosch with energy-low LED lighting. Insulation and efficiency are considered with double glazed windows and a heat pump making the home eco-cosy.

Outside, the beautifully landscaped garden is perfect for entertaining with an outdoor fireplace and state of the art mechanical pergola overlooking the lake.



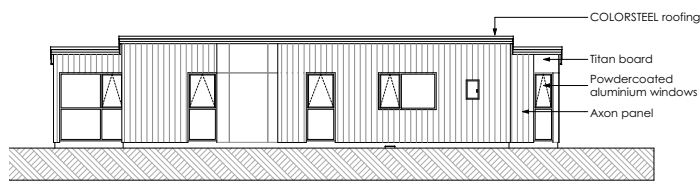
# Kennet III Indicative Plans



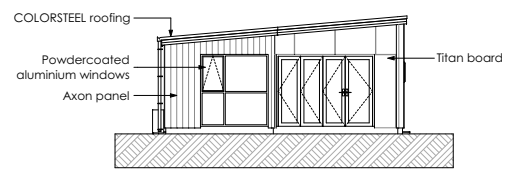
- + Landscaping Key:
-  Small specimen trees / Shrubs
  -  Macrocarpa uprights
  -  Gravel
  -  Hedge
  -  Garden beds
  -  Washing line
  -  Lawn
  -  Concrete driveway
  -  Hard landscaping
  -  Timber fence

- + Architectural Key: 1 Entry - 2 Kitchen - 3 Dining - 4 Living - 5 Bedroom - 6 Bathroom - 7 Laundry - 8 Storage Scale 1:100 @ A3

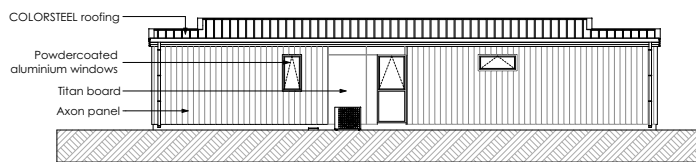
# Kennet III Indicative Elevations



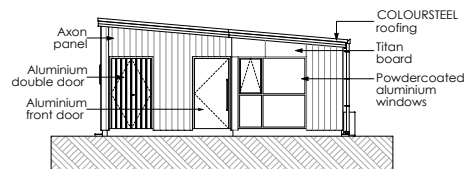
North



East



South



West

# External Specifications

Our exterior specifications have been selected to create modern and warm homes for you based on market leading products and finishes.

Feature cladding create interest and visual appeal to the development and your home.



## Roof

Metal Colorsteel



## Entry Door

Aluminium Frame  
Aluminium Flush Panel Door



## Windows

Powder Coated Aluminium  
Double Glazing  
Colour Matched Hardware

# External Specifications



**Roof**  
Coloursteel Grey Friars



**Titan board panels**  
Paint finish Dulux Maraetai Half



**Fascia**  
Coloursteel Grey Friars



**Axon panels**  
James Hardie Axon Smooth Paint finish  
Dulux Castlecliff



Louvretec Mechanical Pergola and Trendz Outdoor Fireplace

# Internal Specifications



## Carpet to bedrooms

Siren Ena Olympus nylon, cut pile, thick premium underlay

Cavalier Bremworth



## Timber to entry, kitchen, dining & living

French oak Flooring Donakadoo Oil finish with Oak top layer

B & O Casa



## Tiles to bathroom & ensuite

Kaleido Grigio atural matte finish porcelain

Tile Depot



## Tiles to bathroom & ensuite

European Ceramics & Stone



Paint to all walls unless tiled or papered.

Concrete semi-gloss finish



## Pendant lights to Kitchen

Metal shade pendant black

Mr Ralph



## Stonetop

Invisible Light Marble

Italian Stone



## Splash back

York Hexagon Matte black 5

Tile Trends

# Internal Appliances



**Rangehood**  
Bosch Serie 4



**Washing Machine**  
Bosch Serie 4



**Heatpump**  
Panasonic



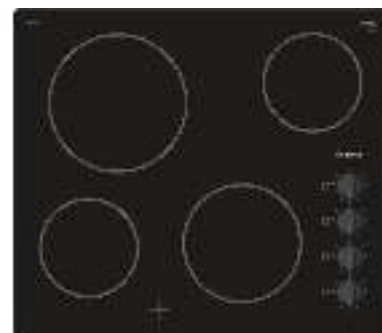
**Fridge**  
Bosch Serie 8



**Oven**  
Bosch Serie 8



**Dishwasher**  
Bosch Serie 4



**Hob**  
Bosch Serie 2



# Internal Bathrooms



# Chattels

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**General**                      All floor coverings  
   Curtains & blinds  
   Heat pump

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**Kitchen / Appliances**      Bosch Oven & Cooktop  
   Bosch Rangehood  
   Bosch Dishwasher  
   Bosch Washing machine  
   Bosch Fridge  
   Toaster  
   Kettle

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**Outdoor Area**                Mechanical pergola  
   Outdoor storage unit  
   Vegetable planter boxes x2  
   Fireplace



# About Lakeside

## 98 Scott Rd, Te Kauwhata

Lakeside is an inspired residential-led master-planned community by the experts at Winton. With freestanding homes from \$499,000 and sections from \$235,000, you can make that dream of a Kiwi lifestyle your reality.

Lakeside is only twenty minutes south of the Bombays, nestled on the banks of Lake Waikare and close to the vibrant village of Te Kauwhata. At Lakeside, you'll be building more than just a house, you'll be crafting your home and a lifestyle that will be the envy of many. With a relaxed rural environment and quintessential Kiwi community, Lakeside's innovative house designs give you the freedom to choose a home that suits both your needs and your budget. Don't miss out on this opportunity - register your interest below to receive up-to-date information about this bespoke development designed for a unique lifestyle.

### Lakeside's amenities

At the heart of Lakeside will be a boutique commercial hub, where you can get a latte then walk back to your idyllic new home, or sit by the Lake. A recreational lake is being built adjacent to Lake Waikare. The new lake, along with sports fields, playgrounds, and walking and mountain bike tracks, will offer loads of fun in the outdoors.

The Lakeside Village Centre will consist of:

- Café / Restaurant
- Children's playground
- Childcare centre
- Modern medical centre
- Retail and business office spaces
- Ample parking
- Sports field
- Basketball court

All of this will ensure that Lakeside will be both a great place to live now, and for future generations to come.

## The Location – it's closer than you think

Forty-five minutes north of Lakeside is the supercity of Auckland. With a population of around 1.6 million, Auckland is New Zealand's major economic and financial centre. With large commercial and industrial areas in Manukau City, plus a wide range of primary industries located in the Pukekohe region, this thriving hub provides a plethora of employment, study and recreation opportunities.

Lakeside is also within easy reach of bustling Hamilton and beachy Tauranga. With large shopping and service precincts available less than forty minutes' drive away via the new Waikato expressway, all the necessities in life are just a stone's throw away.

