

# Pine Ave



47A

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**Team Ledger**  
Harcourts



# Pine *Ave*

## Suburban comfort combined with city convenience.

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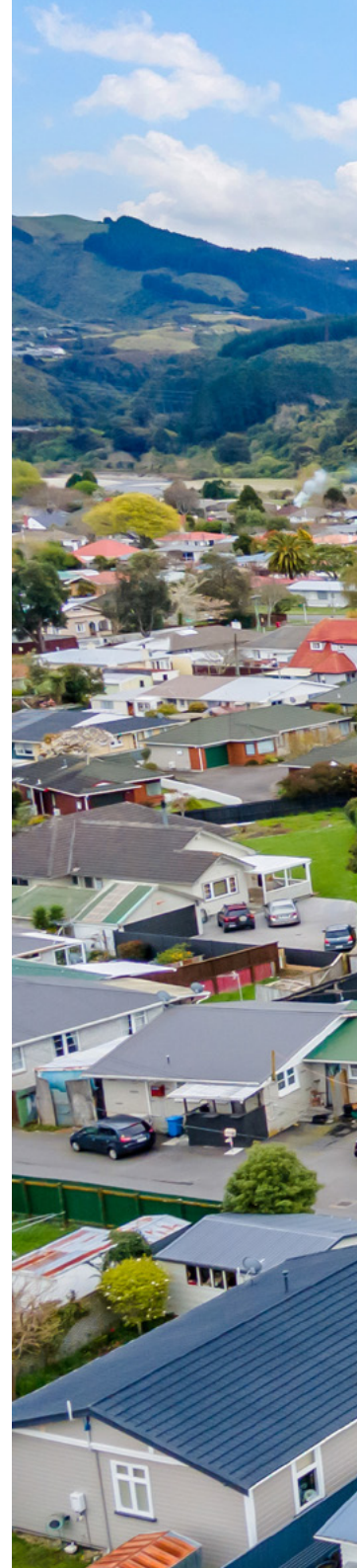
Our Pine Ave development is located in the suburb of Ebdentown in Upper Hutt Central. Ebdentown is within walking distance of the Upper Hutt CBD which has an abundance of restaurants, cafes, bakeries, homeware shops, hairdressers and more! It also includes The Mall Upper Hutt, which is home to The Warehouse, Farmers, and Monterey Cinemas.

Other major features of Upper Hutt include H2O Xtream Aquatic Centre, Expression Arts and Entertainment Centre, Brewtown and Maidstone Max Adventure Park.

Pine Ave itself is close to several supermarkets, Oxford Park, Riverbank Park, Savage Park, two Primary Schools and Upper Hutt Kindergarten.

The area is served by Upper Hutt Railway Station where you can take the train to Wellington, or the Wairarapa, or the bus to Lower Hutt and Petone.

Upper Hutt is a great place to live with all the amenities you need at your fingertips. Minimal traffic, walkable flat land and surrounded by great hill walks.











PINE AVE

# Introducing 47A

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This warm and inviting home spreads out over an incredibly well-designed 89 square-metre floor plan. It occupies a prime streetfront location in our Pine Ave development.

Boasting two bedrooms — each with built-in wardrobes — a tiled bathroom with underfloor heating and a beautiful open plan kitchen that gets incredible morning sun. The kitchen is finished with stunning granite benchtops, gas cooking, high-end appliances, and plenty of storage.

The living and dining is warmed by a heat pump and steps out to your private patio. The home is fully insulated, double glazed and comes with a carpeted single garage with internal access.

You'll love your new lifestyle close to city amenities with the backdrop of the hills. Talk to Team Ledger today to secure this fantastic property.



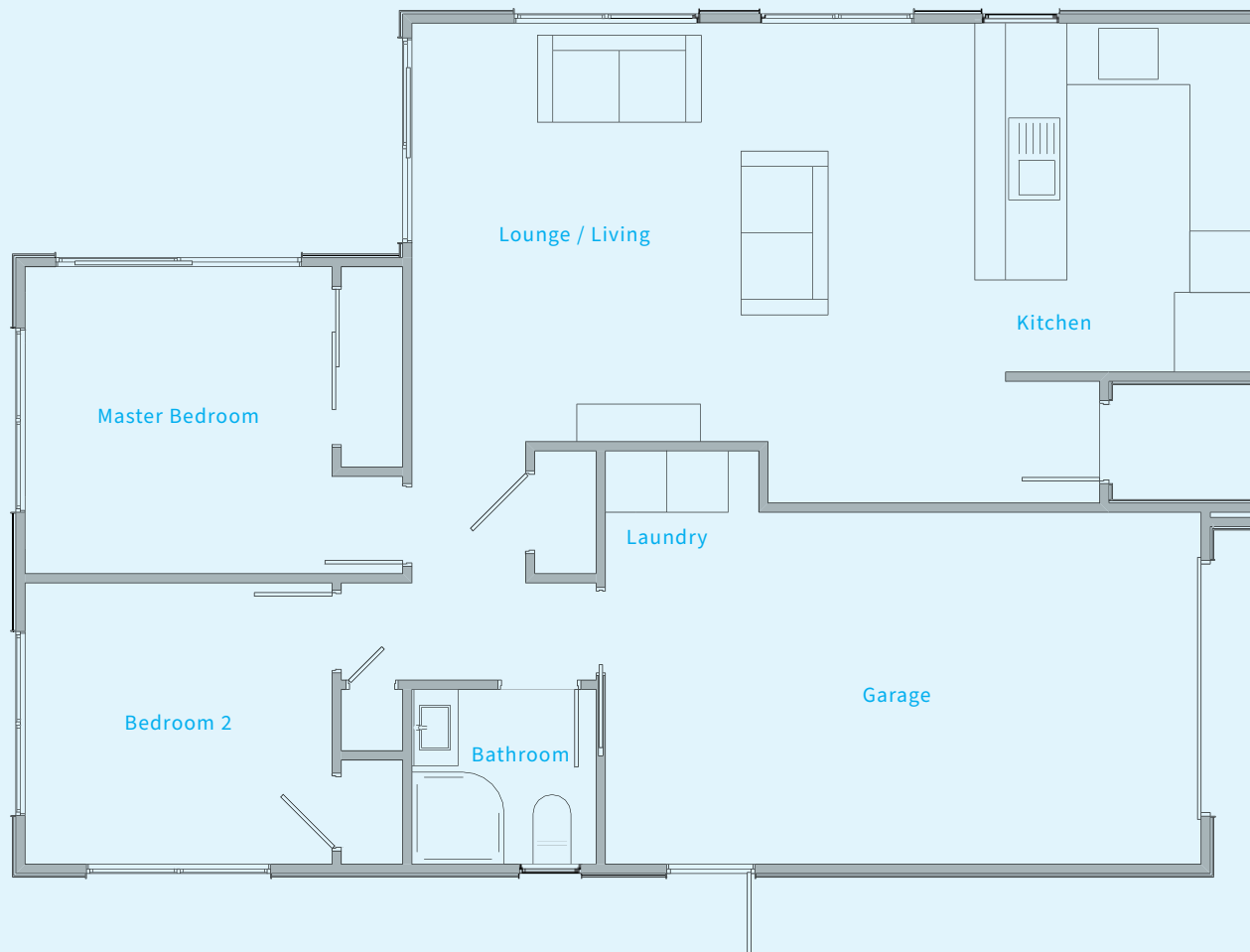
# FLOOR PLAN

🏠 89 sqm

🛏 2

🚿 1

🏠 1













# Specifications

## Exterior

- Automatic garage door: wide profile, 'black steel'
- Horizontal cladding: 'Resene Black'
- Vertical cladding: Vulcan 'Abodo Straw'
- Soffits: Resene '½ black white'

## Interior

- All walls: Resene '¼ Concrete'
- Ceiling, skirtings and internal doors: Resene '½ Black White'

## Kitchen

- Layout as per building consent plans
- Cabinets: High gloss, 'white'
- Handles: 'chrome'
- Benchtop: granite/engineered stone, 'mid grey fleck'
- Splash back: tiled
- Gas hob: Bosh PBH6B60A
- Oven: 5 function Bosch HBF133BS0A
- Canopy rangehood: Bosch DWP66BC50A
- Dishwasher: Bosch 14 PL SS B/U
- Sink mixer: Chrome

## Bathroom

- Towel rail: heated
- Under-tile heating
- Extractor fan
- Sink and shower: chrome mixer
- Stella shower: 900mm curved front
- Vanity unit
- Hot water: gas

## Flooring

- Tiled kitchen, entrance and bathroom
- Garage carpet: Stock Euroflor, 3m wide 'Granite'
- Internal carpet: NEC Cabrillo 11, 100% solution dyed nylon, stain and fade resistant, with 10mm heavy-duty underlay elsewhere

## Lighting

- LED down lights

## Heating

- Wall heat pump: Mitsubishi

## Insulation

- All external walls (including garage): 90mm R2.2 Pink Batts Classic
- Roof (including garage): 170mm, R3.2 Pink Batts Classic

## Security

- Wired burglar alarm

## Additional Storage

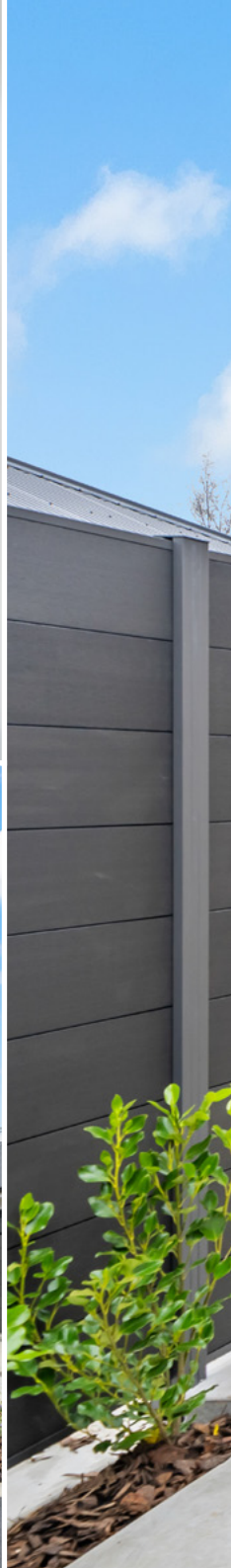
- Laundry: standalone tub, chrome mixer
- Hall cupboard

## Warranty

- 10-year Master Build Guarantee













# Homes *Available*

47F

AVAILABLE NOW

🛏️ 2 | 🚿 1 | 🏠 1

🏠 89 sqm



## 47B & 47C

COMING SOON

🛏 3 | 🚗 2.5 | 🏠 1

🏠 121-131 sqm



## 47D & 47E

COMING SOON

🛏 3 | 🚗 2.5 | 🏠 1

🏠 115-127 sqm





# About *Team* Ledger

IN THE LAST 12 MONTHS

**TOTAL SALE VALUE**

**\$82 million**

**#1 General Recommendations**

**#1 Sold Properties**

**#1 Recommendations from buyers**

**#1 Recommendations from vendors**



◀ Scan to go to our Rate My Agent page

## Upper Hutt's Number One Real Estate Agents

We have proudly served our local clients for more than 38 years, having sold over 1,200 homes with a combined value of over 650 million dollars. Team Ledger is clearly established as leaders of the Wellington property market. We believe that it is hard to beat our combination of values, passion, integrity, honesty, and reputation of achieving outstanding results for our clients.

Working as a team — combining our strengths and leveraging the marketing, resources, and networking advantages of the Harcourts brand — allows Mike, Tania, Anne and Scott to maximise the value of your property in every market condition.

Commitment to the job consistently results in delighted vendors and multiple industry awards and accolades. This gives new clients the reassurance that they are in good hands.

Entrusting us to sell your biggest asset is an extremely important decision that we take very seriously. We treat every property as our own and are dedicated to using our skills, experience and hard work to achieve outstanding results for our clients.

Contact Team Ledger today to discuss your next move.



*“Team Ledger provide a cohesive, thorough, and very effective real estate experience. They combine expert knowledge of the market (and human behaviours) with dynamic and responsive service values. Thoroughly recommended!”* **LYNNETTE & WILLIAM**



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