



# 6 Earl Way

AMBERLEY

**Price by negotiation**

**LAND SIZE**

**746 m<sup>2</sup>**

**FLOOR AREA**

**279.1 m<sup>2</sup>**



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**Welcome to 6 Earl Way, Amberley – a location where small-town charm meets modern living. Set in a breathtaking location with the beach just moments away, Rangiora a short drive up the road, and Christchurch only 45 minutes away, this brand-new build offers the best of relaxed coastal-rural lifestyle and city convenience.**

### Interior

- Bremworth Levante 100% Wool carpet in 'Glazed Grey'
- 600x600 Porcelain Tiles in the Entry/ Kitchen/ Pantry/ Family & Dining space in 'Possitano Sand'
- 9.0kW and a 6.0kW Mitsubishi heatpump with Wi-Fi control
- Resene paint to Walls, Ceilings, Doors and Architraves in 'Half Rice Cake'
- Interior doors are fitted with Schlage Elan satin chrome handles
- Two separate lounge spaces
- Schlage Ease 2 electronic key pad at the front door





## Kitchen

- Benchtops in both the kitchen and pantry are Tristone in 'Milk Grotto'
- Melteca Melamine Planked Urban Oak Naturale 2.3m high kitchen cabinetry
- Soft-close drawers and doors with non-slip mats included
- Kitchen Splashback 6mm Xtone in 'Calacatta Gold Nature'
- Pantry Splashback Gloss 50 x 150 tiles in 'Coco Canvas'
- Lakeland 1 1/2 Sink
- Fisher & Paykel Wine Chiller Underbench
- Methven Minimalist MK2 pull-down sink mixer in 'Chrome'
- Fisher & Paykel Oven, Waste-Disposal, Induction Hob, Dishwasher and Rangehood



## Bedrooms

- Built-in wardrobes are fitted with Ezirobe Design shelving by Mallia
- Master walk-in wardrobe has a fully custom fit-out with LED lighting strips
- Schlage Elan satin chrome door handles & chrome doorstops



## Bathroom & Ensuite

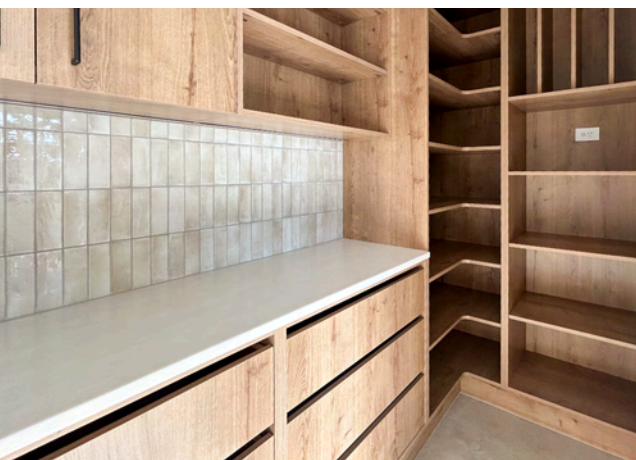
- Clearlite Sierra 1m x 1m shower in the bathroom
- Double shower-head tiled shower to the ensuite in 'Dome Ash Blind 300 x 900'
- Porcelain tiles to Bathroom and Ensuite floors, skirtings and Ensuite Shower Base in 'Shetland Moon 600 x 600'
- Methven chrome tap-ware
- Athena Liquid 1675mm white bath in main bathroom
- Wall-hung porcelain top vanity in 'French Oak' to ensuite and bathroom
- Stylus Basis Back To Wall Toilets with soft-close seats
- Frameless LED Cool White Mirror 590mm round
- 7 bar chrome heated towel rails
- Etchlite privacy glass





## Exterior

- 70-series clay kiln-fired bricks in 'Lorca' with matching mortar
- Horizontal Linea board painted in 'Triple Stonehenge'
- Aluminium front door with Etchlite glass
- 2x 4.8m Dominator Valero Sectional Coloursteel Garage Doors - Insulated
- Superdek roof in 'Ironsand'
- Window and door joinery in 'Ironsand'



Contact our team to arrange a viewing  
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