



RED DEVELOPMENTS

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BUILDING QUALITY NEW HOMES

IN THE WAIKATO

6

THE CONVENIENCE OF FLAGSTAFF.

2A & 2B Meridian Place, features a 3-bedroom duplex and situated in the heart of Flagstaff, on separate titles.

Conveniently located off Endeavour Avenue, Meridian Place is just a 350m walk from Endeavour School, within proximity to the popular Suburbs Rugby Club, and adjacent to the Flagstaff Shopping Centre, which includes a medical facility and gym.

Residents will benefit from easy access to the Waikato River and excellent public transportation options available in the area.

Meridian Place is an ideal choice for first-time homebuyers with young families, individuals seeking to downsize, or those considering rental investment opportunities.



Enquires over \$759,000, with anticipated completion January 2025.

SUBURB FEATURES.

CONVENIENTLY LOCATED

Everything at your doorstep, zoned schooling, public transport, sports clubs shopping & retail



SCHOOLING & EDUCATION

Zoned for Te Rapa Intermediate & Endeavor School, within 350m walking distance.



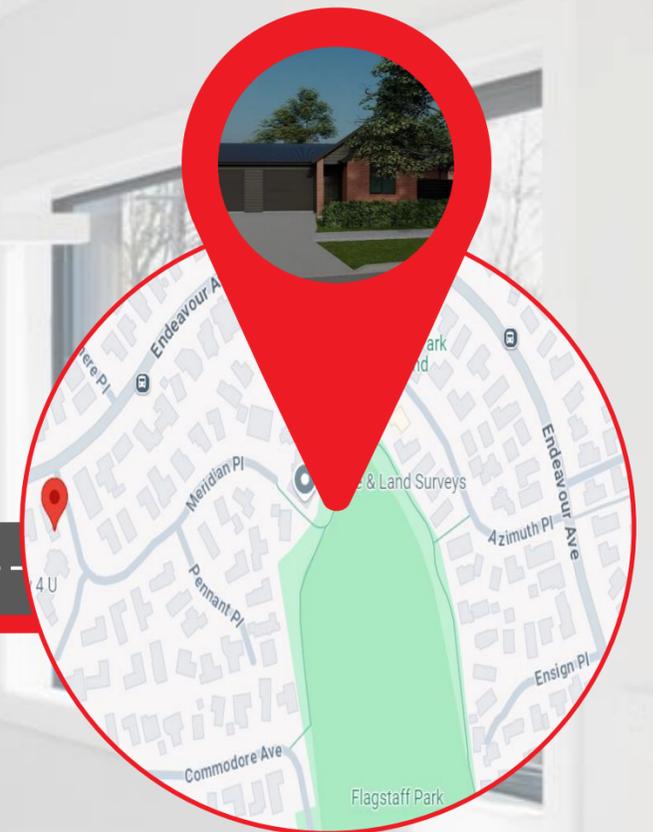
RETAIL & SHOPPING

Flagstaff Shopping Centre, Fresh Choice Supermarket, Medical Centre and Gym plus many more.



SPORTS CLUBS

500m from the popular Suburbs Sports Club and Flagstaff Park.





2A & 2B Meridian Place, Flagstaff.

3 Bed 1 Bathroom 1 Living 1 Garage. 98m²

Brand new 3-bedroom unit, large open plan living area capturing the afternoon sun, overlooking a private patio area, with single carpeted garage with internal access.



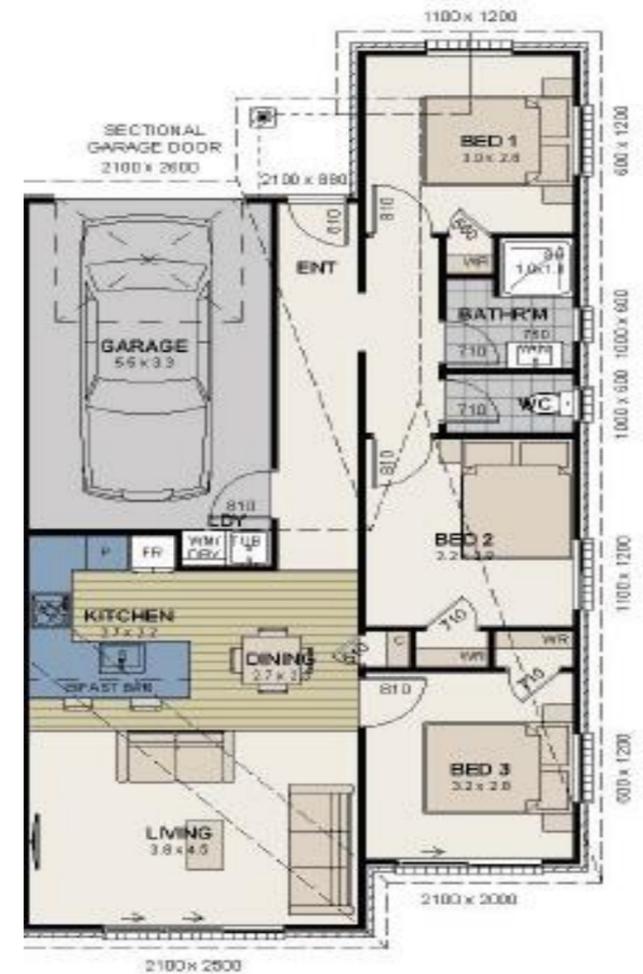
Enquires over \$759,000 per townhouse



Rental Appraisal \$600 - \$650 per week



2B Meridian Place



2A Meridian Place

KEEN TO VIEW & BUY.



Just give us a shout or shoot us an email, and we can chat about what you need to find the perfect place for you, whether it's now or for future projects.



If you want it, it's all yours! Just fill out the Sales and Purchase Agreement and pick a settlement date. If you jump in quick enough, you might even be able to tweak a few things!



Settlement Day is here! Your home is all set and ready to go. Swing by to make sure we nailed everything you wanted!

Why Red Developments

- ✓ Quality
- ✓ Over 20 Years Experience

- ✓ Reliability
- ✓ Urban Living Experts



Contact Us
Ryan: 021 245 53 29
Luke: 021 478 638



admin@reddevelopments.co.nz

SPECIFICATIONS

www.reddevelopments.co.nz for a detailed list



INTERIOR.

- ✓ Lockwood velocity door handles
- ✓ 2.4m Stud Height, 55m GIB cove to all rooms & 13mm GIB ceiling, 10mm GIB walls
- ✓ 60mm single bevel architrave & 60mm Skirting to laminate & 90mm to carpet
- ✓ Insulation R3.6, R3.4 Ceiling & R2.6 Walls
- ✓ Bedrooms, Meltecca shelf and rail wardrobes, with 5 shelves in storage cupboards
- ✓ Maiden lane 78 Albert 44 oz cut pile carpet & Quickstep Majestic laminate



EXTERIOR.

- ✓ Diamond long run colour steel roof, fascia & gutters
- ✓ Austral paprika 70 series brick
- ✓ James Hardie Linea weatherboard cladding
- ✓ Vantage Residential suite with low-E double glazed joinery and venting window hardware

BATHROOM. Concrete look floor & splash back tiles

- ✓ Vida Free Standing Bath & Englefield Valencia Elite Shower
- ✓ Heated Towel Rails & Wall Hung Vanity
- ✓ Aquatica Latino shower & basin mixers

KITCHEN. Engineered Stone Bench Tops

- ✓ Bosch Appliances – Oven, hobs & dishwasher
- ✓ Prime stone bench top, under mounted kitchen bowl
- ✓ Raymor broadway mixer with pull out Blum Hinges & Soft close drawers.
- ✓ Water plumbed to fridge

LAUNDRY & GARAGE.

- ✓ 600m Supertub
- ✓ Raymor Broadway Mixer with Pullout
- ✓ Clothesline
- ✓ Garage Carpet
- ✓ Windsor Smoother insulated garage door

ELECTRICAL. LED Through Out.

- ✓ Recessed Lights & Exterior sensor lights
- ✓ Extract Fan
- ✓ Recessed TP Power, hardwired internet to living and master, internet hub
- ✓ Arrowhead touch screen alarm system
- ✓ Daikin 7KW High Wall heat pump



Letterbox



Fencing to all boundaries



Lawn and garden



RED DEVELOPMENTS

WE LOOKING FORWARD TO WORKING WITH YOU



CONTACT US TO BOOK A VIEWING

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