

Lot 8, 9, 27 & 28 Koromiko

Stage 1, Kerepi Grove, Blenheim



House & Land Package:

The Koromiko delivers modern comfort with a clever two-storey layout designed for relaxed living. Featuring three bedrooms and an office nook, open-plan kitchen, dining and living spaces, plus a generous double garage, this home offers the perfect balance of style, functionality, and low-maintenance living.

\$849,000

Home area: Ground level 97m², Level 1, 76m²

Section area: 221-227m²



House & Land Package:

- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft Foundations
- Custom kitchen cabinetry
- Modern Bathroom

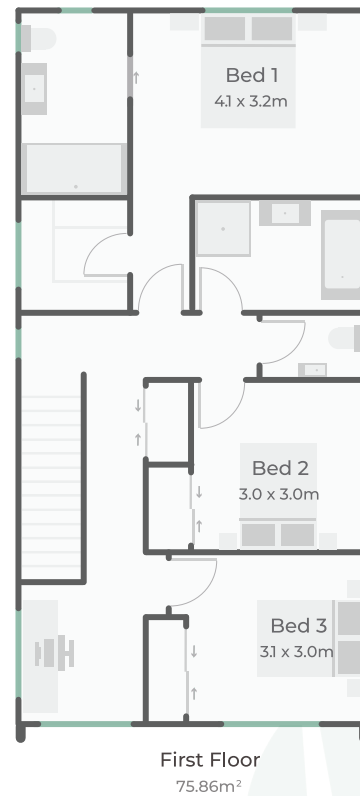
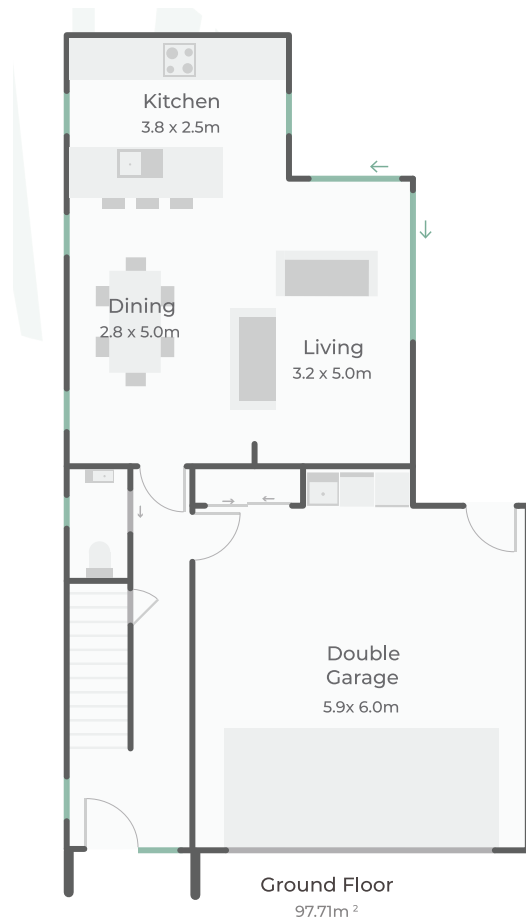


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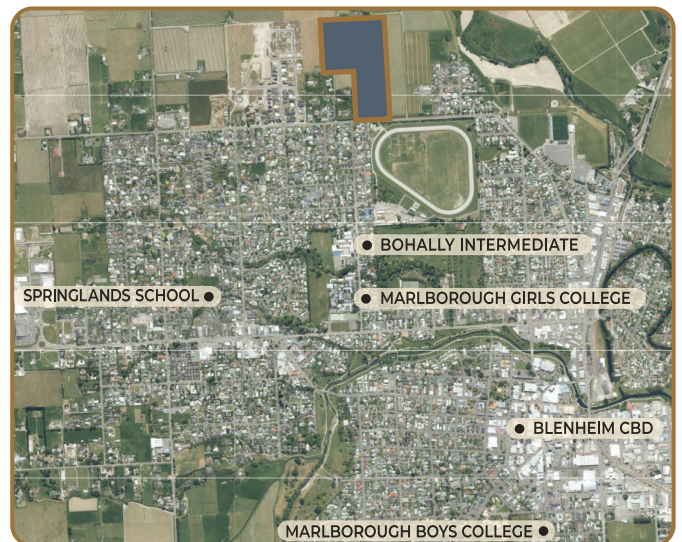
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Floor Layout



Site Location



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Specification - Kitchen



Koromiko Option 1



Koromiko Option 2



Koromiko Option 3



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Specification



General			
Guarantee:	Master Build 10-Year	Insurance:	Builders All Risk
Warranty:	1 year from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior			
Foundation:	TC2 RibRaft	Framing/trusses:	2.4m
Roofing:	Longrun corrugate	Fascia and gutter:	Metal fascia and quad gutter
Downpipes:	Marley downpipes	Main cladding:	Rockcote Graphex (15 yr manufacturers guarantee)
Feature cladding:	james Hardie Linea	Entry door:	APL 860mm Latitude with urbo lever
Window joinery:	Low E Argon filled double glazing windows in thermally-broken powder coated aluminium frames	Garage door:	Coloursteel futura woodgrain
Dwelling Interior			
Instaltion:	As per NZ Building Code	Plasterboard:	10mm to walls, wet area to bathroom and 13mm to ceilings.
Gib stopping:	Grade 4 paint finish in accordance with AS/NZ 2311:2009	External corners:	Square stop
Hinged doors:	1980mm Flat panel	Wardrobe sliders:	1980mm
Wardrobe shelving:	MDF shelf and rail	Cupboard shelving:	Wire shelving x4
Door hardware:	Windsor Futura - Apex brushed nikel	Skirting board:	60mm bevel
Electrical:	As per plan	Heatpump:	2x Panasonic CS/CV-235XKR
Extractor:	Inline extractor fan & extractor duct throughsoffitt	hot water cylinder:	Rheem 180L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank - Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry as per plan		
Optional extras			
Driveway & patio:	Exposed aggregate - sealed	Vehicle crossing:	Designed to suit
Soft landscaping:	As per plan	Window covering:	Designed to suit
Fencing:	As per plan		

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Kitchen and Laundry	
Kitchen tapware: Elementi Uno Gooseneck 	Ceramic cooktop: Haier 60cm Electric Cooktop HCE604DB3 
Oven: Haier 60cm Oven HWO60S7MX6 	Dishwasher: Haier Dishwasher HDW13F0PS1 
Rangehood: Haier 60cm Rangehood HC60BLX1 	Laundry tub: Aquatica Laundra Studio 
Bathroom	
Vanities: Clearlite Pinnacle Aura Single Drawer Vanity - 900mm Wall Hung 	Mirrors: Polished edge direct fix - 1000x750mm 
Shower Bathroom: Clearlite Sierra 2 sided pivot door with acrylic walls 1000x1000mm shower, side moulded 	Shower Ensuite: Clearlite Sierra Angle Corner 2 sided pivot door with acrylic walls 1000x1000mm shower, side moulded 
Bath: Clearlite Varo Back to Wall Bath 	Toilets: Elementi Uno Toilet Suite 
Basin Mixers: Elementi Uno Basin Mixer Curved Spout - Chrome 	Shower mixers: Elementi Uno Mains Pressure Chrome 
Shower slides: Elementi Splash Plus Slide Shower 900mm 3-Function 	Bath mixer and spout: Elementi Uno Mains Pressure Chrome 
Toilet roll holder: Heiko Brushed Toilet Roll Holder 	Towel rail: Newtech 5 bar square- Heated 





Exterior Colours

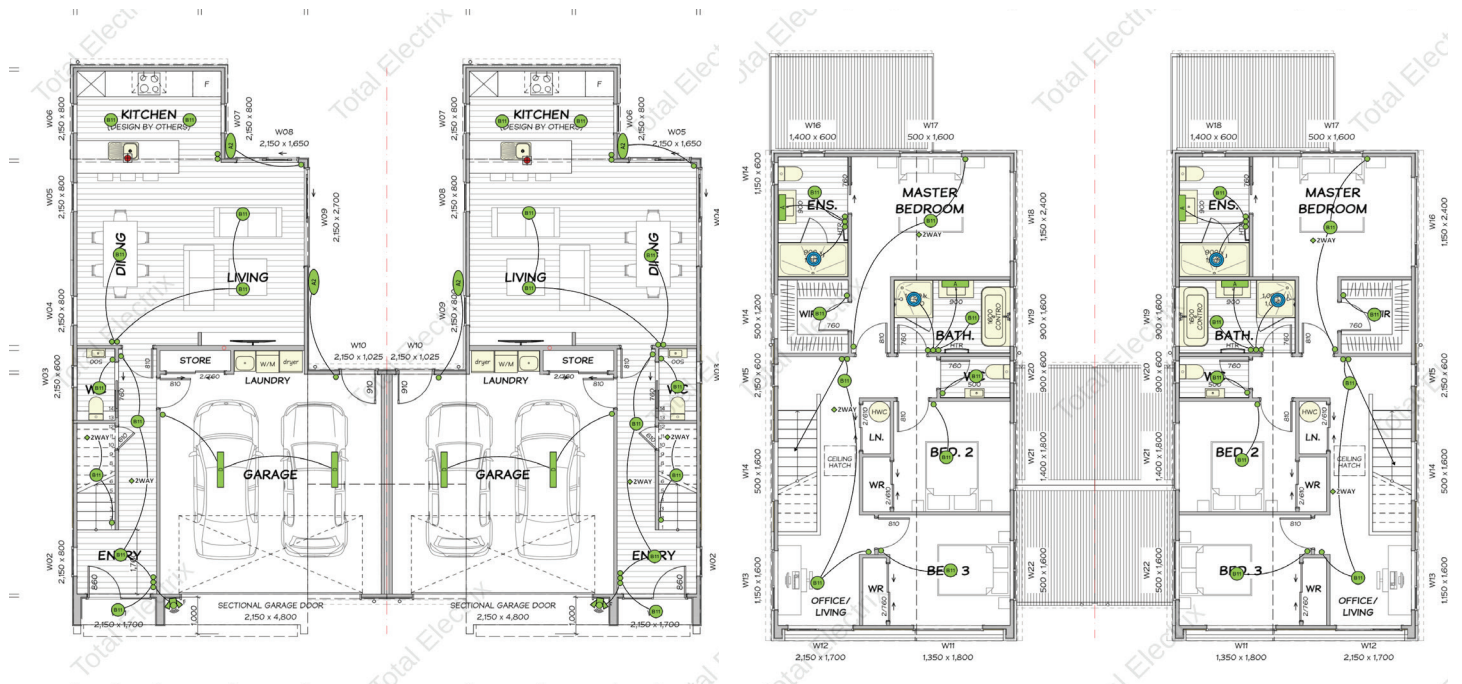
Cladding Option 1



Cladding Option 2



Electrical Plan



Lighting Plan



Why Choose Marlborough Living Solutions



Better Value, No Franchise Fees.

As an independent local builder, we don't pay franchise fees or corporate overheads. That means more of your budget goes directly into your home, delivering better value without compromising on quality.



Fixed Price Master Builder contracts with a 10 year Guarantee.



No surprises, no hidden costs. Our fixed price contracts provide clarity and certainty, so you know exactly what you're getting and can budget with confidence from day one.



Proven Building Experience.

With over 25 years of residential building experience and more than 100 homes completed, you can build with confidence. Our track record is built on quality workmanship, trusted relationships, and delivering on our promises.



Proudly Marlborough Owned.

When you build with us, you're supporting a business that is genuinely invested in the local community. We work alongside trusted Marlborough trades and suppliers to deliver quality homes while supporting the region's future.



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Finding your **LIVING SOLUTIONS** — MARLBOROUGH —

01

Decide

Decide which house and land package best fits your needs.

**02**

Contracts

Once all details are confirmed, contracts are signed and your build deposit is secured.

**03**

Consent Prep

While we prepare your home for consent, things may take some time, but rest assured, everything is on track.

**04**

Council Consent Approved

Project benchmark reached.

**05**

Build Schedule

Your new home will be scheduled into RaveBuild our specialist build program.

**06**

Construction!

Site works commence, followed by foundations, framing, roofing, cladding, interior linings, and fit-off stages.

**07**

Weekly updates

You will receive weekly progress updates throughout the build process.

**08**

Code of Compliance

Code of Compliance issued! Project Benchmark Reached. ★

**09**

Final inspection

Detailed quality inspections are completed and a final walkthrough is carried out with you before handover.

**10**

Handover

All works are confirmed as complete, you will receive your keys your home is now ready for you to move in and enjoy.

**11**

Our appreciation

Thank you for trusting Living Solutions Marlborough with your new home, it's a privilege to be your building solution.



Floor plan and elevation



Front view



Side views

Koromiko

