

# 62 QUEENWOOD AVENUE HAMILTON

BEAUTIFULLY DESIGNED TWO BEDROOM HOMES  
SPECIFIC TO THE DOWNSIZING MARKET







VIEW FROM STREET



LIVING - HOUSE 1



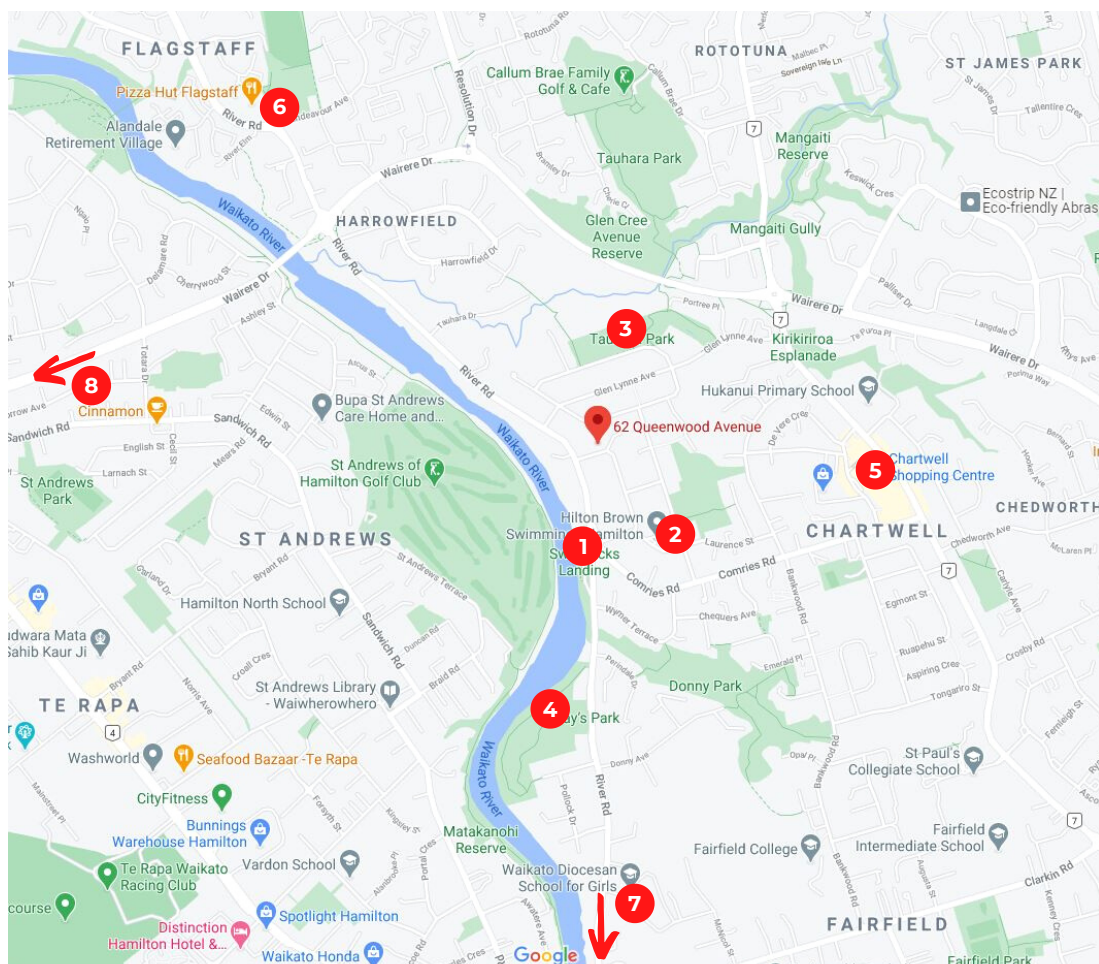


BATHROOM



BEDROOM





# LOCALITY MAP

What amenities are nearby?

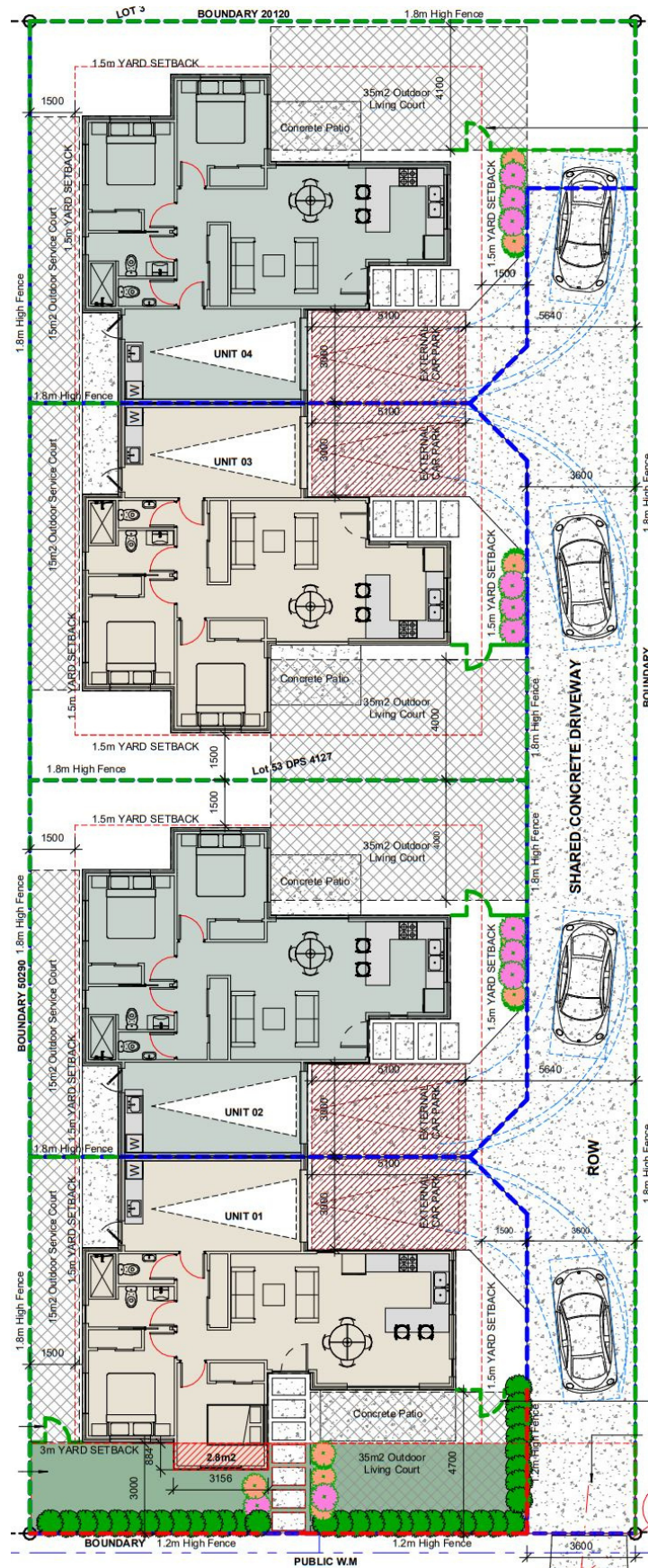
- |          |  |
|----------|--|
| <b>1</b> | Swarbricks Landing <b>350m</b>               |
| <b>2</b> | Queenwood Village <b>500m</b>                |
| <b>3</b> | Tauhara Park <b>720m</b>                     |
| <b>4</b> | Day's Park <b>850m</b>                       |
| <b>5</b> | Chartwell Shopping Centre <b>1.4km</b>       |
| <b>6</b> | Flagstaff Shops <b>2.0km</b>                 |
| <b>7</b> | Hamilton City Centre <b>4.5km</b>            |
| <b>8</b> | Te Awa The Base Shopping Centre <b>5.0km</b> |

Boasting the ever so popular Queenwood location, these beautiful homes are within walking distance to the Queenwood Village, which includes a cafe, health and beauty stores, shoes and clothing stores, a pet food store and a local takeaway. If you fancy river walks then Swarbricks Landing and Day's Park offer many tracks and trails to discover at your leisure.



# LANDSCAPE PLAN

62 Queenwood Avenue, Hamilton





# SUBDIVISION PLAN

62 Queenwood Avenue, Hamilton





# FLOOR PLANS

62 Queenwood Avenue, Hamilton

## DESCRIPTION

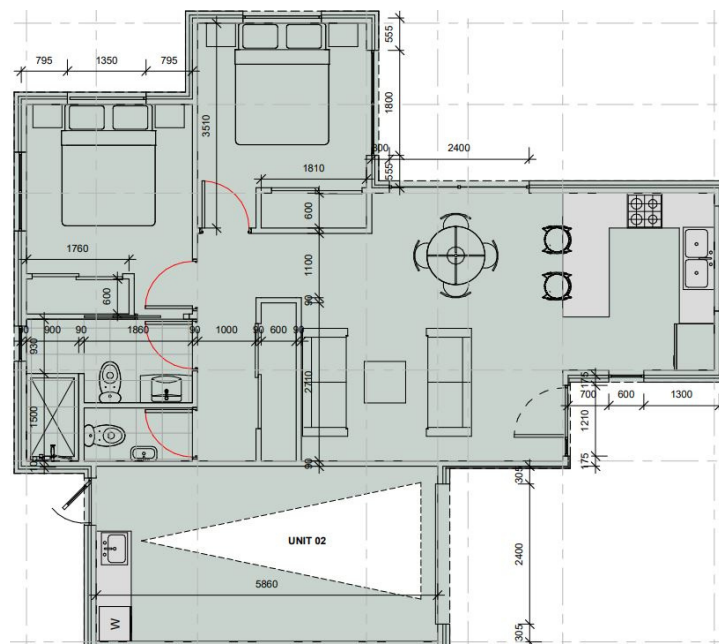
90m<sup>2</sup> Floor Area (Approx)

205 - 228m<sup>2</sup> Land Area (Approx)

These two bedroom, one bathroom w/separate toilet floor options are perfect for the downsizer. The open plan living, dining and kitchen will be great for hosting guests for dinner. The central hallway accesses both bedrooms and bathrooms with plenty of storage throughout. The garaging is very accomodating for not only your car, but provides for a laundry nook at the rear. Outside provides for a very sunny and spacious courtyard, with access from both the living and bedroom.

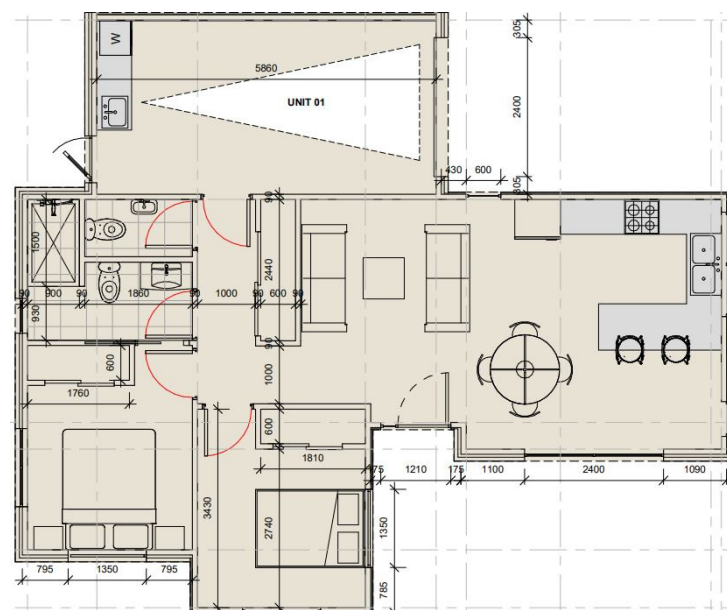
## OPTION A.

(This floor plan is modelled on both Lot 2 & 4, and mirrored on Lot 3)



## OPTION B.

(This floor plan is only available on Lot 1 as a street facing unit)





# INTERIOR FINISHINGS

62 Queenwood Avenue, Hamilton



## 01. LIVING

We provide all our homes with luxurious carpets and underlay to ensure maximum comfort for our purchasers. With the addition of large double glazed windows, 2.55m ceiling heights and LED lighting, you will notice how light and welcoming our homes are throughout the year.



## 02. KITCHEN

We understand how important kitchens are in homes, which is why we provide for high quality materials and appliances. With stone benchtops and melteca cabinetry, you'll never want to leave the kitchen. Bosch appliances will also make for a pleasant cooking experience.



## 03. BATHROOM

Our bathrooms are inviting with the soft colour schemes. We offer our bathrooms with tiled floors, frameless showers, soft close toilets and high quality vanities. The light colourings in the bathroom enhance the natural lighting to ensure your bathroom is a welcoming room in your home.