



SHOWHOME

88 CAMPBELL ROAD, NGĀTAPA, GISBORNE

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DESIGN & BUILD SHOWHOME



Design and Build Showhome

A true showcase of style, space, and smart design.

This impressive 413m² Showhome near Gisborne blends architectural beauty with everyday practicality. Featuring five bedrooms - including a guest suite hidden within a clever bunk-style wardrobe - and a luxurious main suite with dressing room and ensuite, the home is filled with natural light and thoughtfully layered materials like brick, timber, tiles, and metal.

Perfect for relaxed family living or effortless entertaining, it offers dual loggias, expansive decking, a sunken fire pit, and an inviting inground pool. With open-plan spaces, ample storage, a mudroom, separate laundry, and a circular driveway, this home captures the best of indoor-outdoor living.

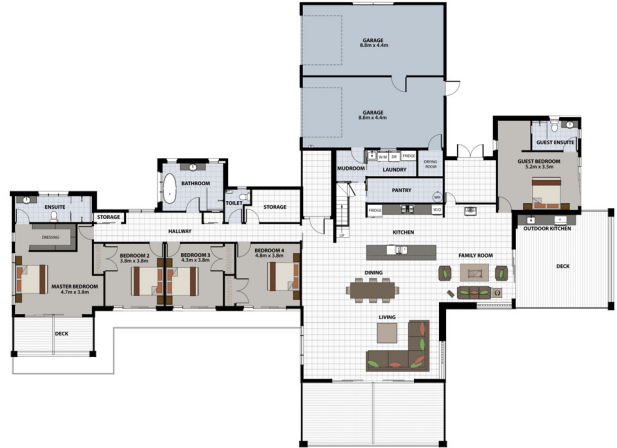


SPECIAL FEATURES

- Fabulous indoor-outdoor flow with multiple entertaining areas
- All bedrooms positioned to take advantage of views
- Mezzanine room - perfect for an office or library



UPPER



DIMENSIONS

| | |
|--------------------|---------------------|
| Ground Floor Area | 313.7m ² |
| Upper Floor Area | 21.2m ² |
| Garage Area | 78.1m ² |
| Total Floor Area | 413.0m ² |
| Decks | 105.1m ² |
| Total Area | 518.0m ² |
| Overall Dimensions | 37.0m x 27.0m |



CONTACT US TODAY

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GENERAL

| | |
|------------------|---|
| Designer | Landmark Homes |
| Interior/Colours | Debbie Abercrombie |
| Kitchen | Traue Joinery |
| Lighting Plan | Lighting Plus |
| Feature Lighting | Mr Ralph, Citta, Kayu Studio, Nightworks Studio |
| Plumbing | Mico |
| Electrical | Corys Electrical; Schneider |

EXTERIOR SPECIFICATION

| | |
|---------------|--|
| Roof | Asphalt Shingles |
| Cladding | Brick - Brickworks; Plaster: James Hardie EasyLap™ |
| Fascia | 180mm by 40mm |
| Soffits/Eaves | James Hardie Villaboard™ |
| Spouting | Big Chief Continuous (150 OG) |
| Joinery | APL Metro Suite |
| Garage Door | Garador Nevada (Insulated) |

INTERIOR SPECIFICATION

| | |
|------------------|--|
| Heights | 2.7m throughout |
| Raking in Living | 2.7m to 5.4m |
| Raking in Master | 2.7m to 3.3m |
| Door Furniture | Windsor Nido Verge Linear; Graphite Nickel |
| Architraves | 90mm by 18mm Government profile |
| Scotia | Square Stop |
| Skirting | 140mm Government profile |
| Insulation | Pink Batts: Walls R4.3; Ceiling R7 |
| Wardrobes | Custom |
| Heating | Underfloor heating & cooling |

KITCHEN

| | |
|------------------|--|
| Benchtops | Stainless Steel |
| Island | Custom made 'Raw Concrete Design'; Natural |
| Cabinets | Melteca; Seal Grey |
| Tapware | Mode sink mixer gooseneck; Brushed Nickel |
| Handles | Archant: Fade; Matte Black |

SCULLERY

| | |
|----------|--|
| Benchtop | Archant: Florim Stone; Cement Dark Grey - Velvet |
| Cabinets | Melteca: Seal Grey |
| Handles | Archant: Fade; Matte Black |

APPLIANCES

| | |
|------------------|------------------------------------|
| Freestanding | |
| Cooker/Induction | Smeg: CPF9IPBL |
| Rangehood | Smeg: SHU970X with custom surround |
| Dishwasher | Smeg: DWA6314B2 |
| Fridge | Smeg: SABI303FR |
| Washing Machine | Samsung: 12kg Front loader |
| Freezer | Samsung: Vertical S/S |

LAUNDRY

| | |
|----------|--|
| Benchtop | Archant: Florim Stone; Cement Dark Grey - Velvet |
| Cabinets | Melteca: White |
| Tapware | Mode sink mixer gooseneck; Brushed Nickel |
| Handles | Archant: Fade; Matte Black |

BATHROOMS

| | |
|--------------------|---|
| Bathroom | |
| Shower | Framed glass & tiled |
| Vanity | Zero 1500 wall hung; 2 drawers; White |
| Vanity Top / Basin | Custom made 'Raw Concrete'; Natural |
| Towel Rail | Titan Vertical; Brushed Nickel |
| Shower Mixer | Mode mixer; Sol Shower & Column Slide; Brushed Nickel |
| Mirror | Broadway |
| Tapware | Mode: Brushed Nickel |
| Bath | Sol II BTW |

Master Ensuite

| | |
|--------------------|---------------------------------------|
| Shower | Framed glass & tiled |
| Toilet | Casalino BTW |
| Tapware | Mode; Brushed Nickel |
| Vanity | Zero 1500 wall hung; 2 drawers; White |
| Vanity Top / Basin | Custom made 'Raw Concrete'; Natural |
| Towel Rail | Titan Vertical; Brushed Nickel |

| | |
|-----------------------|--|
| Toilet Roll Holder | Fog Linen |
| Mirror | Shadow; Black |
| Shower Mixer & Column | Mode mixer; Sol Shower Slide; Brushed Nickel |
| Towel Rail | Heirloom Genesis |
| Toilet | Parisi Elisse MkII |
| Toilet Roll Holder | Heirloom Podium |
| Mirror | Custom Polished Edge Mirror with LED |

Guest Ensuite

| | |
|---------|-------------------------------------|
| Shower | Framed glass & tiled |
| Toilet | Casalino BTW |
| Tapware | Mode; Brushed Nickel |
| Vanity | Zero 900 wall hung; 1 drawer; White |
| Mirror | Shadow pill; Black |

Powder Room (Hallway)

| | |
|------------|---|
| Toilet | Casalino BTW |
| Vanity | Geo 500 wall hung 1 door with custom made 'Raw Concrete' top; Natural |
| Tapware | Mode; Brushed Nickel |
| Towel Rail | Fog Linen |
| Mirror | ABI Interiors: Round Mirror 600mm; Matte Black |

Powder Room (Garage)

| | |
|------------|--------------------------|
| Toilet | Casalino BTW |
| Vanity | Geo 500 wall hung 1 door |
| Tapware | Mode; Brushed Nickel |
| Mirror | Shadow Pill; Black |
| Towel Rail | Fog Linen |

TILES

| | |
|------------------------|---|
| Floor/Wall | |
| Master Ensuite | Re-play; Concrete White, with Feature: Majorca, Taupe gloss |
| Main Bathroom/ Ensuite | Sandstone Grey Lappato, with Feature: CV Guest |
| Scullery / Laundry | Artisan Finger; Dark Deep Green |
| Kitchen Splashback | Costa Onda Pink Matt Fusion Nero gloss |

FLOOR COVERING CARPET COURT

| | |
|------------|---|
| Carpet | Pebble Grid II; Travertine |
| Hard Floor | Milled Rimu; Handley's Urethane Lo-Sheen sealer |

WINDOW TREATMENTS

| | |
|-------------------|----------------|
| Curtains / Blinds | Curtain Studio |
|-------------------|----------------|

COLOUR SPECIFICATION

| | |
|---------------------------|--|
| PAINT BRAND | Resene |
| Exterior | |
| Roof | Moire Black |
| Cladding | Plaster/EasyLap™: Milk White Brick: 80% Aged Red, 20% Reclaimed |
| Soffits/Eaves | Milk White |
| Joinery | Flax Pod |
| Spouting/Fascia | Flax Pod / Milk White |
| Pillars | Milk White |
| Entry Door | Rimu |
| Garage Door | Flax Pod |
| Interior | |
| Lounge | Barely There |
| Family Room | Barely There |
| Dining Room | Barely There |
| Kitchen | Barely There |
| Hall/Entry | Barely There & Brick |
| Toilet | Barely There |
| Doors | Alabaster |
| Door Frames & Architraves | Alabaster |
| Ceilings | Alabaster |
| Skirting | Alabaster |
| Garage | Barely There |
| Feature Walls | |
| Kitchen | 1/8 Stonehenge |
| Mudroom | Smoky Green |
| Bunkroom | Smoky Green |