



HOUSE & LAND PACKAGE

30 JABAL CRESCENT, THE GARDENS, MANUKAU CITY

\$1,805,000*

STYLISH HOME STUNNING VIEWS

3 2.5 2 2

This elevated site is positioned to fully utilise the expansive views over Totara Park, surrounding farmland, and the Manukau Harbour. Location is everything, with the local shops, restaurants, and The Gardens School all very close by or only a few minutes' drive to the Botanical Gardens, motorway access, and Manukau Shopping Centre.

Our Leigh Ready to Build plan features floor to ceiling windows and doors that makes this compact modern townhouse light and attractive.

Exterior detailing, like the extended walls and louvered panels over the front door and porch area off the living spaces, adds to the character.

Downstairs is all about living, with the dining room opening to a covered outside area. Careful thought has been given to the aspects of the rooms to ensure maximum sun and warmth, while maximising the views.



SPECIAL FEATURES

- Luxurious master suite and other bedrooms upstairs
- Open plan kitchen, dining and living rooms with covered outdoor area
- Board and batten and James Hardie Stria cladding
- Small footprint is ideal for compact sites
- Exterior detailing adds to character of home

DIMENSIONS

Lower Floor Area	82.1m ²
Upper Floor Area	86.3m ²
Garage Area	39.4m ²
Total Floor Area	207.8m ²
Porches	24.5m ²
Total Area	232.3m ²
Land Area	451.0m ² mol



*NB: These images are an indication of what can be built on the site for the package price based on our Leigh Ready to Build plan. Further site investigations are required to confirm the final package price.

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