



Welcome to **SIDEY HEIGHTS**

Brand New - Freehold Turnkey Homes
with Harbour Views

Dunedin

87, 89, 91, 97 Sidey Street, Dunedin
(Lots 1,2,3,4)



INTRODUCTION

Sidey Heights Home + Land Packages

Offering 4 standalone freehold title homes - quality-built, low-maintenance three-bedroom homes designed for modern living. The master bedroom includes an ensuite, complemented by two additional bedrooms and a full family bathroom.

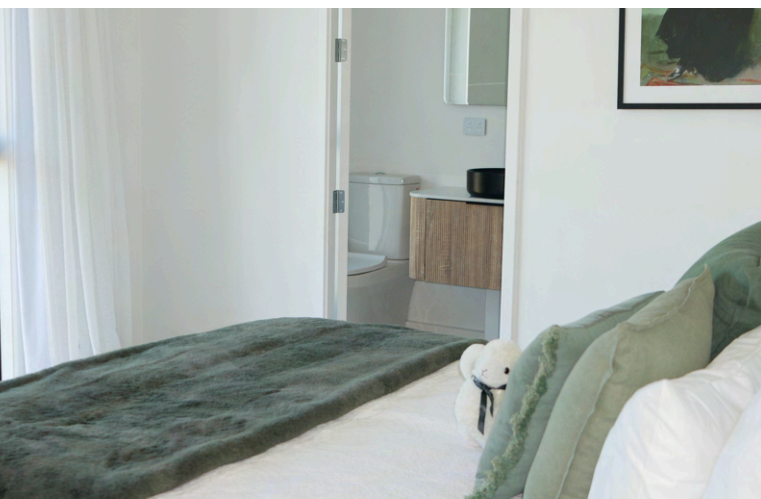
The open-plan kitchen, dining and living area provides a practical and spacious layout, positioned to capture harbour views. Quality fixtures and fittings are used throughout, ensuring durability and long-term performance.

Each home includes a carport, with the option to add a 36sqm garage for an additional \$20,000.

Price: \$650,000 **Home Area:** 94sqm

Section Areas Ranging From: 421 - 626smq

 3  2  1



KEY FEATURES

- ✓ Three bedrooms, master with ensuite
- ✓ Full family bathroom
- ✓ Open-plan kitchen, dining & living
- ✓ Harbour views
- ✓ Standalone freehold titles
- ✓ Turnkey – appliances & window furnishings included
- ✓ Ducted heat pump system
- ✓ Double glazing throughout
- ✓ Healthy Homes compliant
- ✓ Built by Titan Homes
- ✓ 10-Year Structural Guarantee
- ✓ Optional 36sqm garage (+\$20,000)

COMFORT & EFFICIENCY

- Ducted heat pump system
- Built to current H1 insulation standards
- Underfloor (R2.0), Wall (R2.6), Ceiling (R6.6) insulation
- Aluminium double-glazed windows & doors
- LED lighting throughout
- Gas califont hot water system
- Healthy Homes compliant



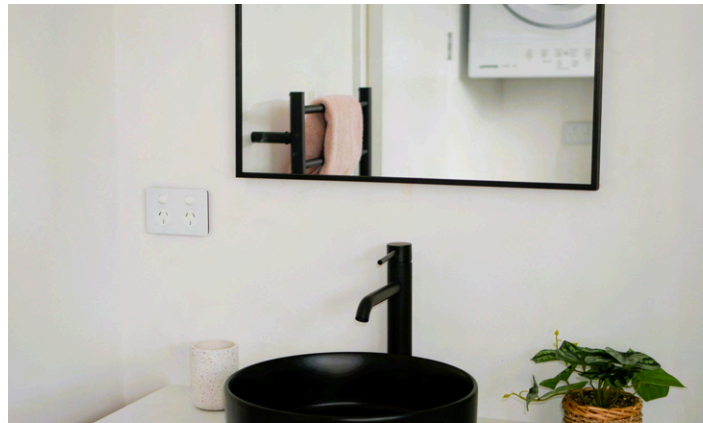
KITCHEN

- Modern cabinetry
- Electric or gas hob
- Built-in oven
- Ducted rangehood
- Dishwasher
- Panasonic Refrigerator – upgrade available
- Microwave
- Quality Tapware (upgrade options available in Brushed Gold or Gunmetal)
- Stone benchtop upgrade available (+\$1,500)



BATHROOMS/ LAUNDRY

- Panasonic Washing Machine
- Panasonic Dryer
- Tiled showers with glass doors
- Wall-hung vanities
- Mirror cabinets
- Heated towel rails
- Quality tapware & fittings



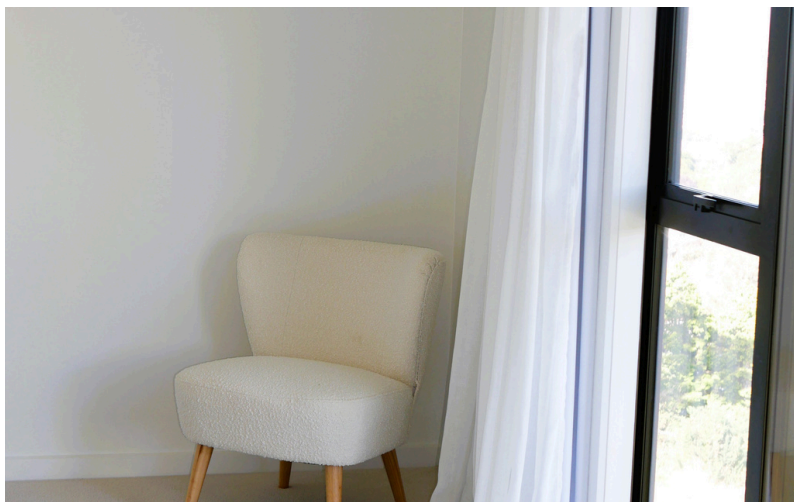
EXTERIOR

- Eco-friendly larch timber cladding
- Choice of exterior colour
- Steel roofing (colour choice available)
- Aitkens Metro Series aluminium joinery
- Low-maintenance materials



INTERIOR FINISHES

- 2.4m ceiling height
- Godfrey Hirst solution dyed nylon carpet
- Floorco SPC hybrid plank flooring
- Built-in wardrobes
- Dimmable bedroom lighting
- Blackout curtains & roller blinds included



QUALITY MATERIALS & SPECIFICATIONS

Flooring

- Godfrey Hirst Solution Dyed Nylon carpet – colour can be chosen
- Floorco SPC hybrid plank flooring - colour can be chosen

Joinery

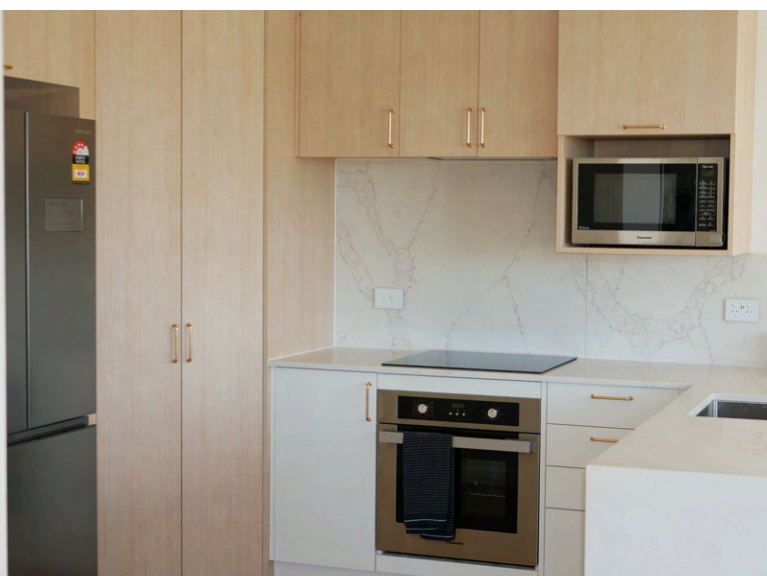
- Aitkens Metro Series aluminium joinery
- Double glazed

Bathroom Fixtures

- Pinnacle wall-hung vanities
- Pioneer tapware
- Valencia Elite sliding showers
- Genesis heated towel rails

Kitchen

- Panasonic appliances
- Mercer DV Series sink – upgrade available for double sink
- Pioneer kitchen mixer
- Stone benchtop upgrade option





WARRANTY & PEACE OF MIND

- 10-Year Structural Guarantee
- 15–25 Year cladding & roofing material warranties
- Code of Compliance Certificate issued
- Built to current NZ Building Code standards
- Built by Titan Homes (NZ factory-built quality)

These homes are built to modern New Zealand standards, offering durability, compliance and long-term confidence for homeowners and investors alike.

OPTIONAL UPGRADES

- 36sqm garage (+\$20,000)
- Stone benchtop (+\$1,500)
- Panel heaters (+\$400 each)
- Metro freestanding fireplace (+\$6,800)



FOUR STANDALONE FREEHOLD HOMES. TURNKEY. HARBOUR VIEWS. QUALITY-BUILT.

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