

A NORTH RIDGE LIVING DEVELOPMENT

Lot 2 **UNDER OFFER**

Styx Mews — 239 Styx Mill Road, Styx Mill, Christchurch



Artist's impression.

\$1,229,000

Includes GST. Section size and floor area are indicative.

2 bed

2 living

2 bath

2 garage

attic

Floor area **172.1 m²**

Land area **558 m²**

Cladding **Oblique Vertical 200**

Lot **2**

Title **Freehold, fee simple**

Age covenant **45 and over**

SEE ONE FOR YOURSELF

The North Ridge Living Showhome — Wednesday to Sunday, 10am–4pm

At Elmbridge Mews, Waianiwa Place, off Mairehau Road, Christchurch

0800 80 80 82 · sales@northridge.nz · [styxmews.com](https://www.styxmews.com)

Floor Plan



Floor Area	172.6m ²
1. Entry	
2. Living	4.9 x 4.0m
3. Dining	5.0 x 3.0m
4. Kitchen	3.5 x 2.7m
5. w.i.p	
6. Bed 3/Living ...	4.0 x 3.4m
7. Bedroom 1.....	4.4 x 3.6m
8. w.i.r	
9. Ensuite	
10. Bedroom 2	3.4 x 3.2m
11. Bathroom	
12. Laundry	
13. Garage	7.2 x 6.0m
14. Attic Storage ...	7.2 x 2.4m

Landscape Plan



LEGEND

	SPONGE FINISH CONCRETE		SPECIMEN TREE
	EXPOSED AGGREGATE CONCRETE		PLANTED GARDEN
	SELECTED PAVER ON SAND AT LAWN LEVEL		STEP UP
	SELECTED TIMBER DECK AT F.F.L.		CCC BINS
	LAWN WITH H4 75 x 50 mm TIMBER TO ALL EDGES NOT DEFINED BY HARD SURFACE		SELECTED CLOTHESLINE

Items such as the Shed, BBQ, Spa, Pergola, Glasshouse, Irrigation are either additional options or suggested locations on the landscape plans and are not included in the standard specification