



## 12.2m X 3.1m, 1 BEDROOM POD

**\$126,990 inc GST**

POD:1231-P4

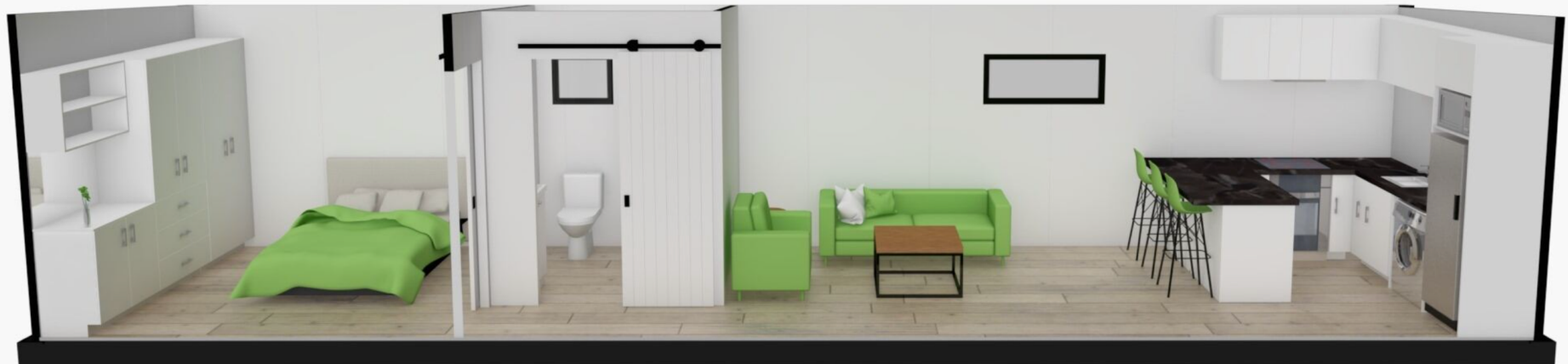
This one-bedroom transportable building offers a central bathroom, generous kitchen with breakfast bar, large living area and wardrobe storage. Ideal for individuals or couples seeking a functional living space.

## SPECIFICATIONS: 12.2m X 3.1m, 1 BEDROOM POD

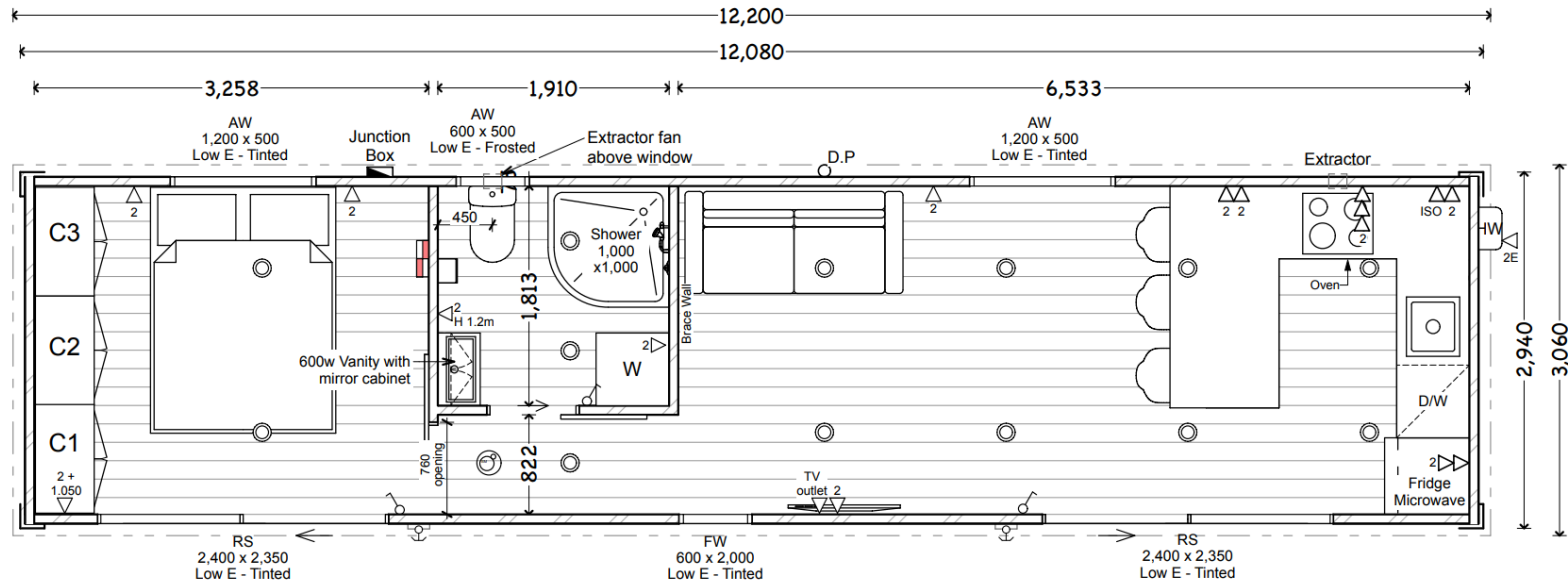
External Dimensions	12.2m x 3.1m
Footprint	38m <sup>2</sup>
Exterior Cladding	Colorsteel Maxx
Glazing	Double
Ranch Slider (with opening sash windows)	✓
Power	32A Junction Box
Insulation Values	Roof 7.5, Wall 2.1, Floor 3.3 (exceeds NZ Building Code)
Flooring	Wide Plank Vinyl 2.5mm
Lighting	LED
Internal Lights	10
External Lights	1
Double Power Points	14
Single Power Points	Optional
USB	Optional
External Timber Screen	✓
Internal Timber Panels	Optional

Benchtop	Laminate (Engineered stone option)
Blinds	Optional
Washing Machine Connection	✓
Electrical Code of Compliance Certificate	✓
Gas Code of Compliance Certificate	✓
Shower	✓
Bathroom Vanity	✓
Bathroom Extractor Fan	✓
Mirrored Storage Cabinet	✓
Wardrobe in Master Bedroom	✓
Electric Hob	✓
Ducted Rangehood	✓
Smoke Alarm	✓
Pod Code of Compliance Certificate	✓
16L Rinnai Gas Califont	✓

# FRONT & INTERIOR VIEW: 12.2m X 3.1m, 1 BEDROOM POD



# FLOORPLAN: 12.2m X 3.1m, 1 BEDROOM POD



<p><b>NOTES:</b>                  Risk Group - SH NZBC C1/AS1 Applies.                  In general all construction to comply with the NZ Building code and all relevant NZ/A standards whether detailed on the plans or not.</p> <p><b>PODLIFE SPECIFICATIONS:</b>  <b>SMOKE ALARMS:</b>                  Smoke alarms to be fitted in accordance with NZBC F7/AS1 and NZ4514.</p> <p><b>ELECTRICAL:</b>                  IPX4 (min) rated caravan plugs pre-installed into PODs by Certified Electrician. PODs shall be shipped with electrical certification.</p>	<p><b>ELECTRICAL KEY:</b></p> <ul style="list-style-type: none"> <li> Double Switch</li> <li> Light switch</li> <li> Dimmer Light Switch</li> <li> Double plug</li> <li> Externally rated dble plug 1.5m high</li> <li> Ceiling mounted LED light</li> </ul>	<ul style="list-style-type: none"> <li> External Wall light</li> <li> Smoke alarm</li> <li> Distribution Board</li> <li> Caravan plug - in 2.3m high</li> <li> Junction box - in 0.3m high</li> <li> Water feed inlet</li> <li> Washing machine taps (install double waste)</li> </ul>	<p><b>WINDOW CODES:</b></p> <ul style="list-style-type: none"> <li>FR. Frosted / Obscure glass</li> <li>Tgh. Toughened glass.</li> <li>AW. Awning</li> <li>R/S. Ranch slider</li> </ul> <p>(All windows to be double glazed)</p>
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1231-P4-RH

PLOT: 23/05/2024