

Welcome to Hepper Street, New Lynn. This is a cul-de-sac of families or retired couples mainly long-time owner occupiers with a few long-term rentals. Most of the primary aged kids attend Arahoe School which is just a few minutes walk from the end of the street. We have a walkway which takes you through to Mason Street and then up to Golf Road or you can connect to another walkway which takes you through to Sheridan Dr. Once a year in February/March a street bbq is held where you can catch up, we also run a Hepper Street phone/email list for urgent messages or updates – Bernie from No. 16 organises this. Your immediate neighbours are all owner occupiers apart from 8a which has recently been rented.

We have a great relationship with all our neighbours. The family in the house behind us have lived in the house for about 2.5 years and have a child at Arahoe School and one at University.

Upon entering the house, above you in the foyer ceiling is attic storage. This covers most of the foyer area, part of the master bedroom and partly over the kitchen. It can get quite hot in summer so keep this in mind. The white panels in the master bedroom wall unit are actually lights, the switch for these can be felt underneath the unit. There is also a slider that comes out each side which acts as the window coverings for the smaller windows.

All of the bedrooms and the laundry are fitted out with Boston Wardrobe units so if you ever need to replace or alter them in any way they're the people to call.

The house is on mains gas which runs the hot water, gas hob and central heating. The central heating vents are in all the rooms apart from the bathroom, toilet and hallway. We generally keep the house set at 18 over night during winter turning it up to around 22 when we are up and about. Over summer we often use the fan feature to circulate the air through the house. This was serviced at the start of winter 2017. You'll love having instant heat. Running it all day/every day it probably increased our bill by about \$60 a month over winter.

We have left a collection of paints in the garage with labels for where they were used. We've also left a box for the bulbs we have in the lounge as you can only get them from light.co.nz. The lights in the lounge, kitchen, hallway, master bedroom, front room are all LED. Also, the light over the basin in the bathroom has an LED bulb in it.

The wall unit was made by Use-d who is a local craftsman and it's only about 1 year old. We are sorry to leave this behind as it was a great addition to the house. It was custom made and too big for us to remove.

All the draws in the kitchen including the pantry draws are from Blum, we have also included some of the accessories such as cutlery dividers, knife block etc. There are so many other cool things we could have got, but we'll leave that up to you. Our fridge had a water filter system in it so you will see a small hole in the floor where the fridge was as it came through from the basement.

When we renovated we put all new insulation in the walls, ceilings and underfloor and there is sound-proof gib on the wall between the master bedroom and the kitchen and, also the small bedroom and the toilet – this helps to dull the sounds into these spaces.

The garage has tap connections for a washing machine if you'd rather use the upstairs laundry cupboard for something else. There are hose connections on the left front side of the house and, also down the right side of the house.

The storage space under the lounge stays pretty dry considering it's not completely sealed. We used this for storing wood for projects, wheel barrow, supplies for our bunnies and some gardening supplies. All the silver ducting you see under the house is for the central heating system.

When the Waitakere Council was merged into the Auckland Council they did a flurry of work on the sewer connections. These were all cleaned and relined to fix any issues they found when completing CCTV checks (you will see some paperwork relating to this in what we leave). We will leave copies of all the paperwork relating to the renovations we did, some landscaping plans we had done but we never got around to completing and receipts etc for things that are in the house.

We hope you enjoy living in the house as much as we did.

Craig, Sarah, Katelyn & Elliott