

FEATURES LIST



6 Magellan Way, Kurnell

General - Outdoors

- 5kw solar system with tier 1 panels and invertor
- Solar hot water
- Water tank
- Absorption pit
- Large driveway for extra car or boat
- Established, low maintenance garden
- Fully fenced and secure
- Extra storage outside
- Outside hot/cold shower
- Large level grassed area

General – Indoors

- Daikan ducted air conditioning throughout
- Quickstep timber flooring throughout (scratch and water resistant)
- LED lighting
- Under stairs storage
- Shade and block out blinds throughout
- Two large linen cupboards upstairs

Acoustic

- 16mm acoustic grade plasterboard (instead of standard 10mm)
- Acoustic Insulation in walls and ceiling
- Double glazed 10mm windows and doors
- Acoustic seals around windows and doors

Entry

- Undercover tiled entry
- Solid timber front feature door

Home Theatre

- Surround sound
- Stainless steel ceiling fan
- Sliding timber doors

Internal laundry

- Security screen
- Direct access to clothes line



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Home Office

- Bespoke solid Tasmanian oak furniture
- Sliding timber doors

Powder Room

- 40mm stone benchtops
- Floor to ceiling tiles

Kitchen

- 40mm stone benchtop
- Large island bench
- Cold filtered tap
- Double wall oven
- 5 burner gas cooktop & range hood
- Glass splashback
- Connection for water and ice for fridge
- Dishwasher
- Walk in Pantry
- Ample storage

Living/Dining

- TV & Foxtel points
- Surround sound
- Built in bespoke solid Tasmanian Oak entertainment unit
- Stainless steel ceiling fan
- Flows to outside entertainment area

Outside Entertainment Area

- Undercover
- Large tiled area
- Fan
- Electric blinds
- Security sliding screen door

Master Bedroom

- Large bedroom which flows out to a parents retreat
- Electric blinds off parents retreat
- Stainless steel ceiling fan
- TV point
- Large walk in wardrobe
- Extra built in wardrobe



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Master Ensuite

- Double vanities
- 40mm stone benchtops
- Separate toilet
- Extraction fan
- Heated towel rail
- Floor to ceiling tiles

Upstairs Living

- TV point

Bedroom 2

- Walk in wardrobe
- Stainless steel ceiling fan

Bedroom 3

- Built in wardrobe
- Stainless steel ceiling fan

Bedroom 4

- Built in wardrobe
- Stainless steel ceiling fan

Main Bathroom

- Separate bath and shower
- Heated towel rail
- 40mm stone benchtops
- Extraction fan
- Floor to ceiling tiles
- Separate toilet

Garage

- Large 2 car garage plus additional space for boats/trailers
- Electric roller door
- Ample storage space
- TV point and extra power points

