

## **General features**

- Clad façade
- Brand new timber front fence
- Digital aerial (both house & studio)
- NBN ready

## **Studio**

- Spacious living/dining
- Kitchenette includes electric cooktop, oven & dishwasher
- Bedroom
- Bathroom
- Wall box reverse cycle air conditioning
- LED Downlights throughout

## **Living**

- Cyprus timber floorboards
- Fireplace, jet master firebox, gas outlet available
- Ducted air conditioning
- Large window seating with storage
- LED Downlights
- Television point

## **Dining**

- Cyprus timber floorboards
- Pendant lighting
- Ducted air conditioning

## **Bed 1**

- Cyprus timber floorboards
- Cornice ceilings
- Ceiling fan
- Ducted air conditioning

## **Bed 2**

- Cyprus timber floorboards
- LED Downlights
- Ducted air conditioning
- Built in wardrobe

## **Bed 3**

- Cyprus timber floorboards
- LED Downlights
- Ducted air conditioning
- Built in wardrobe

## **Main bathroom**

- Separate bath & shower
- Rain head shower
- Marble feature wall
- Marble wall niches
- Heated towel rack
- Extraction fan

## **Internal laundry**

- Separate wash closet
- Substantial storage

## **Outdoors**

- Undercover entertaining area
- Grassed yard
- Single car port
- Ample street parking
- Side door access to backyard/studio
- External workshop, substantial storage space