

Home Features

General

- Architecturally designed to bring light and the outside elements inside with views of tree tops from all windows
- Multi zoned Fujitsu 15kw three phase Inverter ducted system
- 2.7 metre ceilings throughout
- Highlight windows: Considered window placement and option to create separate spaces within home
- Custom made joinery throughout
- Real Flame Gas Fireplace Landscape 1000 x 1200, profile trim, coals
- Configuration either 4-bedroom 2 living or 3-bedroom 3 living spaces
- French Oak engineered floors
- Separate powder rooms to bathrooms
- Privacy with no neighbouring homes along the fence line just yards
- High quality fixtures and fittings such as Assa Abloy door handles, B&D garage door and Stegbar windows
- Dimmable LED lighting throughout
- Alarm system with mobile phone functionality
- Electronic door bell with features to phone
- Home entertainment provisions and wired for speakers, overhead projector and automated 120 inch projector screen
- Home communications cabinet
- Kresta sunblock blinds throughout
- NBN neighbourhood ready
- 5 min walk to Loftus shops & train station
- 15min to walk to Sutherland shops & train station

Building Specifications

- 13mil gyprock throughout with R4 insulation
- CAT 6 wiring throughout
- Colorbond roof is .48 BMT as opposed to .42 Base Metal Thickness

Kitchen

- Walk in butler's pantry
- Natural gas
- Over mounted double sinks in kitchen and laundry
- Quantum Quartz / Calacutta Primo Quartz - Natural Quartz range top of the line - 40mm with waterfall ends
- Quantum Quartz / Concrete Matte – Designer Range for remaining benchtops
- SMEG appliances - Double oven, 5 gas burner cooktop
- Integrated dishwasher

Bathrooms

- Gas hot water
- Oversized baths in two bathrooms
- 2.7m full sized shower screens and mirrors
- Reece plumbing fixture and fittings
- Rain head shower heads with shower head diverters
- Heated flooring in main bathroom
- His and hers bathroom in master suite, double sink, double shower & double rain heads

Bedrooms

- Master retreat with large loungeroom, inbuilt office, full bathroom, and oversized walk in wardrobe (upstairs) all remaining bedrooms downstairs
- 2 bedrooms accommodate queen-size bed. 2 bedrooms accommodate king-size (4)
- 2 bedrooms with ensuite
- Multiple Ethernet ports per room
- Built in wardrobes in bedrooms
- Fans in bedrooms

Exterior

- Oversized garage with built in storage and epoxy flooring
- Natural Gas for outdoor cooking
- Reclaimed vintage brickwork for paths & garden retaining walls
- Double clothesline to maximise sun coverage
- Established landscaping
- Water tank
- Inbuilt sprinkler system for backyard
- Inside/outside entertaining functionality
- Provisions for garden lighting (conduit runs into garden bed and back to main switch in house)

Option to purchase outside of purchase price

- Fridge – Electrolux double fridge – Custom joinery to fridge
- Several new (Jan 2020) TV mounted walls - Owner open to negotiation to leave some