

## CLIENTS LIST OF INCLUSIONS

### 56 WATERVILLE DRIVE THORNLANDS

- Stunning kitchen with a 40mm stone waterfall island bench, high-end appliances, double ovens and gas hotplate.
- The main family living and dining areas open up on to the great undercover entertaining area and deck.
- Large inground pool with water feature.
- Multiple living areas for all the family.
- Guest bedroom on the ground floor with a 2-way bathroom.
- Separate sound insulated media room that has double glazed windows and provides the full surround sound experience.
- Fully ducted & zoned air conditioning.
- Security system.
- 5 Large bedrooms all with BIR
- Master bedroom includes a luxury ensuite, fully fitted out walk in robe and its own balcony with bay glimpses.
- Separate upstairs TV area off of the children's bedrooms.
- The 3 bathrooms all fully tiled to ceiling height.
- Fully fenced 688m2 block with electric gates and video entry intercom system.
- Fully landscaped block with an automated sprinkler system.
- Triple garages to the front. Rear access through the single garage with 2.4m clearance to suit a boat, caravan or other vehicles.
- Separate 6m x 4.5m x 2.7m high shed at the rear.
- The rear shed is fully lined and would be suitable to run a home business as fully powered, has running water & data & tv points.



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