

## CLIENTS LIST OF INCLUSIONS

### 105 CUMBERLAND DRIVE ALEX HILLS

- 4 large/good size bedrooms + ensuite + bath
- Large, new pool deck with entertaining area.
- Plus separate second entertaining area at the rear of the house.
- Brand new air conditioning unit in the living area with 5-year warranty remaining.
- Double carport.
- Property surrounded by a new colourbond fence with lockable gates - total privacy and security.
- Security screens throughout.
- Parents retreat off the master bedroom.
- A renovated double garage containing the fourth bedroom with large walk-in robe plus separate office and sitting room. This area could be utilised as an optional separate entrance as it has a lockable glass sliding door with crimsafe screens.



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