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CLIENTS STATEMENT OF INFORMATION FOR 5-7 CASASOLA PLACE THORNLANDS

ENTRY :
5.5M HIGH CEILINGS

CEILING HEIGHTS :
Downstairs 2.7m to 3.3m
Upstairs 2.7m

OFFICE :
INTERNET CONNECTION

BEDROOMS (5 in Total)
Master is very large with his and hers walk-in robes plus large shoe/ handbag cupboard. There is also a large ensuite with freestanding bath, a spacious shower with a rain head and a separate toilet.

4 other good sized bedrooms, 2 upstairs and 2 downstairs. 2 of these bedrooms have ensuites, plus 1 is 2 way with the family bathroom.

LAUNDRY
This is a very large room with a laundry chute, lots of storage and a purpose-built cupboard for the washer and dryer.

FAMILY ROOM
This is a spacious room and has a gas point for a heater

KITCHEN
A large open plan design with stone tops, soft close draws and doors, walk-in pantry, plumbing for a fridge water connection, Smeg 900mm freestanding oven with 6 burner gas cooktop and a Miele dishwasher.

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STAIRS

Kwila staircase with s/steel tensioned wire balustrading to stairs and timber handrails.

BILLIARD ROOM

Another large living area that has a full-sized table (Negotiable with sale). There is also a wet bar and a shower/ toilet room

OUTDOOR ENTERTAINING ALFRESCO

Double doors lead out onto this area from the billiard room and family room and access the outdoor kitchen and gas BBQ

GARAGE

A rare 3 car garage with extra side workshop area, or a gym space, all finished with a solid epoxy floor coating.

SECURITY

The home has security screens installed to the ground floor and has a back to base alarm installed

DOWNSTAIRS

There is an inbuilt music system and a vac-u-maid system

EXTERNAL FEATURES

The home was externally painted in September 2017

The home has fully insulated ceilings and walls

The home has smoke alarms and surge protection

There is a 20-panel solar system installed

There are 2 solar hot water systems

There are 2 x 7000 litres water tanks feeding the toilets and laundry

There are also 2 other 1500 litres tanks and 2 x 750-litre tanks

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There is an Enviro-cycle septic system installed (serviced 3 x year council regulation)

POOL

There is a 9.4m x 4.4m fibreglass saltwater leisure pool with spa, split stone face waterfall, lighting, sandstone surround which was recently resealed in November 2019, and housing for all the ancillary equipment.

LIGHTING

The home has security lighting, large pole beam light at the rear of the property and feature lighting across the front of the property.

SHED

There is a 6m x 6m shed with 3 phase power, plus a side carport with 3m high walls, plus an extended covered hardstand that is 9.1m x 5.4, in front of the shed, all with concrete floors.

GATES/FENCING

The property has electric front gates opening on to the driveway, and is fully fenced.