

## Features List - 3 Palana Drive Alexandra Hills

### GENERAL

Ducted air con to all living and bedroom areas  
Fans throughout house  
Whole house and entertaining fully insulated  
Numerous skylights  
5kW solar with 24 panels  
Freshly painted outside  
Fly screens throughout  
Vacumaïd  
Full Stereo Foxtel streaming to all TV points  
2 x 5000litre Water Tanks feed rear irrigation  
2 min walk to Scribbly Gums Conservation

### LOUNGE /DINING ROOMs

Up to 4.2metre cathedral ceiling  
Stained glass feature dormer windows  
VJ Craftwood and ornate timber balustrading separating the large entry  
Lots of natural light  
New carpet

### FAMILY

Floor heating  
Travertine stone tiled floor  
3metre ceiling height  
Dimming LED down lights  
Sliding stacker doors to large outdoor area  
Velux remote venetian blind to family room skylight

### KITCHEN

Floor heating  
Natural travertine stone floor tiles  
3metre ceiling height  
Kitchen servery to entertainment outside area  
Customised cutlery drawer  
Large bin draw with recycling and general  
Zip tap for boiling and filtered water  
Induction stove top  
Two full length pantries  
SMEG 700mm oven  
Granite bench tops  
Soft close drawers

### MASTER BEDROOM

Walk-in wardrobe and ensuite with rain shower, bath, stone vanity bench top and heated towel rail  
Outdoor access to separate covered seating area overlooking pool  
Air-conditioning zone control

### BEDROOM AREA

4 additional spacious queen size bedrooms-  
2 bedrooms with access to entertainment area  
3 bedrooms with wardrobes  
1 bedroom with entertainment/storage unit

### TWO LARGE OFFICES/DUAL LIVING

Separate internal and external entrances  
Ensuite to upstairs office  
Split system air-conditioning to both offices  
Ample storage and shelving

### GARAGE

Flake finished epoxy floor to double garage  
Storage cupboards  
Remote roller doors to both double & single garage/workshop also

### OUTDOOR ENTERTAINMENT AREA

Fans and Air-conditioning  
In-built gas heater  
2 large opening skylights  
Granite stone floor tiles  
Dimming LED down lights  
65cm TV and in-built ceiling speakers  
Stainless steel Ziegler and Brown BBQ  
Pool table  
Separate bathroom

### FRONT PATIO

Timber floors and balustrades  
Wide enough for large table and chairs  
Cool breeze overlooking gardens

### BACK YARD

Elevated private block  
Side access to mid-size caravan covered area  
6m x 3m garden shed  
Large gate with entrance to Hanover Drive Park  
Fully fenced

### FRONT YARD

Natural sandstone feature walls  
Automatic irrigation

### POOL

Luxurious private 80000litre automatic fresh water pool  
Solar heated with fountain and spas  
Remote awning over spa area of pool  
Coloured feature lighting in pool and garden  
Glass balustrading  
Automatic irrigation to pool gardens