

## Vendor Statement of Information

Maintenance free and Hardy natural landscaping a tropical flavour  
A contemporary styled home with coastal flavours

A large double carport with a generous ceiling height  
Billabong water feature at the front entry with Resort like bar counter for entertaining  
Cosy fire pit area on a footprint for a future plunge pool  
Dramatic front entry 2 french pattern Travertine wall which anchors the architectural styling to the ground  
Grand entrance Hall with high ceilings and Chandelier  
Large double garage with 3.3 m high ceilings and 2.4 m high double garage door  
Natural timber stairs with frameless glass Balustrades lead you to the upstairs living areas  
The northern beach hardwood flooring is found throughout the spacious living area  
The dramatic raked ceiling is accentuated of high automated windows providing generous natural light from the south and excellent cross ventilation taking advantage of coastal Breezes  
spacious open plan lounge large corner window  
The dining area can accommodate a large 10 seater table  
separate powder room  
The bright fresh interior panels and features of quintessential queenslander VJ board  
There are numerous timber trimmed recess with led feature lighting  
The large galley kitchen is anchored with a metre long marble stone benchtop  
The top of the range Bosch appliances which includes a large induction cooktop integrated into the kitchen cupboards  
The sink fridge and appliances cupboard I discreetly tucked away in the butler's pantry  
The large glass viewing panels and sliding doors draw in the natural bush landscape  
The covered patio deck provides a great entertaining area with water views through the treetops  
The uncluttered modern features like frameless glass Balustrades  
The spacious parents retreat opens onto a private courtyard balcony  
2.7 m high ceilings  
Vistas of the natural bush and water glimpses  
Walk-in robe with natural light  
Modern ensuite with frameless glass screen and enclosed toilet cubicle  
Stone bench vanity with ample cupboard space

All glass sliding doors and vj clad doors 2.4 hi  
Fully ducted air conditioning throughout the home  
LED feature lighting  
Strategic placed windows to take advantage of the Seabreeze is  
Ceiling fans in all bedrooms living & patio  
The ground floor present 3 bedrooms and a multipurpose room suitable for either work from home office guest bedroom media room or a rumpus room the light and airy library reading Nook below the stairs needs one into the laundry with generous linen cupboard space and second bathroom toilet  
The bedrooms are flexible configured so to be used as a study bedroom or rumpus room  
The bedrooms all lead out to a courtyard garden worth maintenance free artificial turf and raised garden bed  
An ideal breaker out space for the youngsters.