

## Seller Statement - 2 McPherson Street, Thornlands

### Features list -

- Architecturally designed home built by Award Winning Builder – 339m2
- Only 2.5 years old, (builders' warranty)
- 624m3 fully fenced corner block
- Inground Pool
- Elevated position in new Estate surround by quality homes
- Entertainers Kitchen with European Appliances
- Separate Butler's Pantry
- Quality fixtures and feature lighting
- Large windows to allow for natural light
- Large open plan Kitchen, Family and Dining Room
- Large outdoor entertaining space
- Large living area upstairs
- 5 Bedrooms
- Master Suite with luxury ensuite
- Guest Bedroom with ensuite
- 3 x additional Queen size rooms, one with walk in robe
- 3.5 Bathrooms (Family, Master Ensuite, Guest Ensuite, Powder-room)
- Media room with 4K upscaling projector and 110in screen, two wired in ceiling ATMOS speakers, wired for 5.1.2 sound.
- 4k HDMI cabling, with ethernet cabling to all TV ports and Media Room.
- Fibre to the premise NBN
- REA IQ 5 Solar system
- Ducted Aircon with my air advantage system
- Video "Ring" doorbell
- Established gardens
- Garden shed 2.5x3