

CLIENTS LIST OF INCLUSIONS

3 FOLKESTONE COURT WELLINGTON POINT

It's the perfect family Bayside Home

- Cool ergonomic design that can be 6 degrees cooler during summer a huge money saver for the discerning family. This is achieved by the
 - ✓ House brick and additional render
 - ✓ House colour
 - ✓ Roof insulation
- Airconditioning x 2 (House and Home Office)
 - ✓ Tiles that hold the cool summer or the winter warmth
- Solar Panels
 - ✓ Completely exposed to the full sun (East, North, West)
 - ✓ can save up to 1,500 a year in electricity costs
- Bedrooms
 - ✓ Master Bedroom with ensuite and Nouveau feature wall
 - ✓ All have windows for the breeze and the sun
 - ✓ All are newly carpeted
 - ✓ One bedroom / office is independently air-conditioned
 - ✓ Feature wall in bedroom
- Kitchen
 - ✓ Modern Kitchen
 - ✓ Lots of cupboard space
 - ✓ Central to home living
 - ✓ Backyard visible from kitchen for parental care
 - ✓ Plumbing for fridge water / ice
- Family Bathroom
 - ✓ Modern wet room design
 - ✓ Open and spacious
 - ✓ Sensational for kids and large or tall people
 - ✓ Heating lights
- Laundry
 - ✓ Well located



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PO Box 1104, Cleveland, QLD 4163

p 1300 11 10 10 | f 07 3821 2199

e info@freedomproperty.com.au

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- ✓ Space for separate washer and dryer
- ✓ Full sun clothesline for big families.
- Double Garage
 - ✓ Automated via Remote Control
 - ✓ Solid Steel Storage Shelves in the garage.
- Storage
 - ✓ Large 6 meters by 2.5 meters independent steel shed
 - ✓ Loads of storage shelving
- Neighbourhood
 - ✓ Friendly
 - ✓ Court address means no through access
 - ✓ Quiet location
 - ✓ Family friendly neighbourhood, Christmas, Easter, Halloween etc
- General
 - ✓ Marble tile look that's non-slip throughout the house
 - ✓ The house is alarmed.
 - ✓ Foxtel connections
 - ✓ Internet Dish
 - ✓ All windows have security mesh
 - ✓ Dimmable lights
 - ✓ Kid friendly yard
 - ✓ Nouveau feature walls x 2 (family room and lounge)
 - ✓ Tiles that are cool for summer and warm in winter
 - ✓ Trailer / Boat space
 - ✓ Garden privacy
- Potential
 - ✓ Space for a large pool
 - ✓ Plenty of space for extensions and renovations
- Location
 - ✓ Public Transport - walking distance to Bus and Train
 - ✓ Restaurants, Shops, Medical etc 5-minute walk
 - ✓ Hotel 10-minute walk
 - ✓ Bay Breezes
 - ✓ Lifestyle
 - ✓ Beach 10 minutes' drive
 - ✓ Boat launch 10 minutes' drive
 - ✓ Prestigious school precinct
 - ✓ Sporting field precinct



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- ✓ Exercise and Kid Park 200-meter walk
- ✓ No Flood Zone
- ✓ Rubbish tip 5-minute drive



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