

45-49 Pinecone Place, Thornlands, 4164

- SOLAR PANEL SYSTEM
 - Installed Jan **2021** - 30 Longi panelled Diamond 11.1Kw Solar system with Growatt 10000TL3-s phase inverter (12-year product warranty & 25-year performance warranty)
- DUCTED AIR CONDITIONING
 - Installed Dec **2020** – Mitsubishi Heavy Industries 20Kw Three Phase Inverter, Wi-Fi, 5 wall sensors and 11 multi-vent outlets (5-year warranty)
- POOL RENOVATIONS – Completed by Pools4U in Aug **2021**
 - All new pool equipment, granite tiled flooring and pool fencing
- PATIO ROOF – Installed Jan **2021** by GW Patios
- SEPTIC TANK – Installed Sept **2021** – Super-Treat Systems QLD 1T-AST – Bio-system
 - 3 monthly inspections carried out by Lees Environmental – contract paid until Dec 2023
- RENOVATED KITCHEN
 - Large island
 - 40inch stone worktops
 - Freestanding electric oven with gas cooktop
 - 2021 dishwasher
 - Huge amount of storage
- SUNROOM WITH WET BAR AREA
- FULLY ENCLOSED POOL AREA
 - Fitted with Colourbond fencing
 - Large lawned area for children and pets to play
- PLANTATION SHUTTERS – fitted to bathrooms and laundry
- SECURITY SCREENS – Aluminium screens fitted to patio doors in the following rooms allowing amazing breezes to flow around the home keeping the temperature cool while not home.
 - Main kitchen/living area
 - Sunroom
 - Landry Room
 - Media/Office/Guest bedroom
 - All bedrooms
- PRIMARY BEDROOM

- Two walk-in wardrobes
- Ensuite with bath, shower, and double vanity
- Own decking area with views of the garden
- JACK AND JILL ENSUITE
- ELECTRIC MAIN GATE AND GARAGE DOORS
 - All operated from one fob
 - Garage door motors were both replaced Sept 2020
- LUXURY VINYL FLOORING – Fitted by Choice Flooring Capalaba in November 2020
- CLOURBOND SHED – 9m x 7m with attached car port with lighting and power
- LARGE CARAVAN/BOAT COVER
- IRRIGATION BORE WATER – used to water the garden
- 5000lt RAINWATER TANK
- PEST CONTROL – Last inspection and stray completed April 2022
- GARDENS – Parkland setting with storm creek running through with dam (please note that even with the huge floodings in 2021 the storm water from the creek to the dam came nowhere near to house)
- NEIGHBOURS – All neighbours are lovely, and all take enormous pride of their homes and gardens