

FEATURES LIST

KITCHEN

40mm Stone bench tops
2 Pac cabinetry
Velux Skylights
Commercial grade *Steel* oven and range hood
Blum soft close doors and drawers
Axor tapware
Integrated *Neff* dishwasher
LED strip lighting under overhead cupboards
Plumbed fridge
Servery to outside area

LIVING AREA

Lopi fireplace
Surround sound (internal and external speakers)
Floor to ceiling windows
Pitched ceilings with plenty of natural light

STUDY

2 Pac cabinetry
Blum soft close doors and drawers
Inbuilt desk
Handmade spotted gum desktop
x8 inbuilt filing drawers
Hidden area for printer
Hidden cord storage
USB ports
Floor to ceiling window

ROOMS

In-built wardrobes
Floor to ceiling windows
Wool carpet

RUMPUS

In-built wardrobe and/or toy/book storage
External access to room and bathroom
Lockable double doors
Perfect set up as either kids play room / theatre room / self-contained living for adolescent or older relative

MAIN BED

Walk in robe
Outlook onto garden
Pitched ceilings
Floor to ceiling window

ENSUITE

Stone bench tops
2 Pac cabinetry
Velux sky light
Floor to ceiling tiles
Floor to ceiling window
Phoenix brushed nickel tap ware
Rain shower
Villaroy and Boch sink
10mm frameless glass shower screens

BATHROOMS

Stone bench tops
2 Pac cabinetry
Floor to ceiling tiles
Fixed and removable shower head
Phoenix brushed nickel tap ware
Villaroy and Boch sink
10mm frameless glass shower screens

LAUNDRY

Ample storage
Stone bench tops
2 Pac cabinetry
Brushed nickel tapware
Glass window splash back

WHOLE HOUSE

16mm spotted gum floors
White plantation shutters
Ample windows and light looking out onto garden
Air-conditioned
Hard wired smoke alarms
Ceiling fans in all rooms
Wool carpet
Continuity throughout of colouring and materials used
Crimsafe security screens throughout

POOL AREA

Tropical pebblecrete saltwater pool
Balinese hut
Undercover entertaining area
LED lights in undercover entertaining area
Gated area to keep dog in at night
Bird cage

CARPORT

7x10 / 3 bay carport

TOP SHED

7x12m shed
3.5m door height (entry and rear access)
Direct access off road
Rear access to wash down area and side access to back yard

BACK SHED

6x6 shed
Concrete slab around shed (propagation or storage)

EXTRAS

Paved / exposed aggregate driveway
Paved pathways around house
LED lighting under eaves of house
Hills Hoist clothes line
Fully fenced fox/snake proof chicken coop
Fenced dam
Entertaining area (fire ring / bar)
Wood shed
Playground

Side access to rear of the block
Direct access to Scribbly Gums bushland
Well situated home with privacy from the road and neighbours

FRUIT TREES

Plum
Apple
Olive
Tangelo
Black Sapote (chocolate pudding fruit)
Nectacot
Longan
Grumichama
White Mulberry
Mango
Banana
Tamarillo
Orange
Papaya
Paw Paw
Lime
Lemon
Fig

IRRIGATION

Dam fed irrigation

****KEY SELLING POINTS****

Natural light / outlook from all rooms in home
Meticulous detail to renovation
Feels a lot bigger than 1 acre (bush at back and well situated house)
Mini farm / oasis central to Redlands / Brisbane
Two owners since build with both maintaining the property to exceptional standards