

Seller Additional Information – 18 Hatchman Street, Victoria Point

6.6kw Growatt solar system fitted June 2023 (10-year warranty)

6m x 3.5m Stratco domestic Type 1 shed

Custom 7m x 3.5m concrete pool – Signed off as complete Sept 2024

Epoxy Flooring in garage – Completed Oct 2024

Spa – 2-person deluxe model 1.9m x 1.3m – Purchased Nov 2024 – (10 year warranty) - Please note that the spa can stay or be removed to suit the buyers (there is hard standing under the spa with decorative stones around which can be used as an additional patio space or be covered with decking)

High quality window shutters fitted July 2023 (Still under warranty)

Outdoor blinds and shutters fitted Jan 2025

Stone worktops fitted to outdoor kitchen Jan 2025

Custom Hampton Shaker kitchen including

- AEG 90cm high spec Pyrolytic built-in oven sense cook and self-cleaning
- AEG 45cm Combi quick control microwave with 19 functions from pizza oven to conventional options
- AEG gas cooktop
- Integrated Dishwasher

Daiken multi-room controlled ducted heating and colling system

Termite management system – last inspection Aug 2024

2 x Rinnai gas continuous flow water heater

Side gate – Side gate which will be placed from the side of the garage to the side fence is currently on order and will be fitted within the next 14 days (white panelled aluminium)

We have wonderful neighbours here and we have loved having the beautiful coastline on our doorstep, we will every much miss this home but as serial movers!! Our next adventure awaits. We hope the next lucky owners of this home we enjoy it as much as we have