

## CLIENTS LIST OF INCLUSIONS

### 5 MORAY COURT ALEX HILLS

- Air conditioning in 3 of 4 bedrooms and the main living area. One installed October 2018 and another 2016 - both still under warranty.
- Roof refurbished this year and warranted for 10 years.
- Colorbond fencing all round including entry gates on both sides.
- Remote controlled garage doors.
- Roller door at the rear of the garage to allow drive through access.
- Large shed at the rear of the property. Pool pump and filter located in the shed.
- Landscaped pool area.
- Concrete retaining walls.
- Private backyard.
- Elevated aspect with uninterrupted views of Greater Glider Conservation Area.
- 1.5KW Solar Panels - Inverter under warranty for close to another 4 years.
- Pool resurfaced in 2011.



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