

## Seller Statement of Information - 1 Maria Court, Wellington Point

### General:

- Fiteni built home (privately designed)
- Elevated block with bush/farm views
- Solar hot water and power
- Quality fittings used throughout
- Only use aircon at night in summer as open up house during the day and bay breezes go through front to back
- A pool was drawn on original council approved plans

### Exterior:

- Termite treated framing
- Extra parking area
- 15,000ltr underground water tank, interlinked to 5,000 ltr underground tank
- 2 hot water taps outside
- Built-in vege gardens

### Alfresco area:

- Drop down clear blinds
- Speakers
- 360 marine grade stainless steel fans

### Technical

- 8 zone ducted aircon system
- 6 zone sound system
- Lexcom system
- Wireless light switches
- Data points in most rooms

### Internal

- High ceiling and internal doors
- Tinted windows
- Ceiling and under roof insulation
- Quality security screens on doors and many of the windows
- Quality verticals and blinds (Luxaflex)
- Quality door and cupboard hardware
- Lots of angles and pelmets
- Power room
- 3 bedroom plus large 4th bedroom currently used as an work-at-home office
- Large walk-in robe in master bedroom
- 2 person 2 head shower in master ensuite

# MR.SELLTEAM

- Built-in shoe cupboard in master bedroom ensuite
- Good size queen + double bedrooms 2 and 3
- Large and deep bath in second bathroom
- 2 Linen cupboards
- Loads of general storage, including walk-in store room
- Laundry built-in for 2nd large fridge/freezer
- Loads of storage in laundry
- Large built-in wall unit in TV room
- Good quality 2-pack lacquered cupboards in kitchen and all bathrooms
- Cesar stone bench in kitchen + vanity master bedroom
- Loads of cupboards + storage in kitchen
- Walk-in Pantry
- Built-in area to take large microwave
- Quality Stream oven, oven, hotplate and range hood
- Internal built-in bar area with sink and room for bar fridge
- High and extra wide garage door
- Large garage + large workshop

Options - Available to leave on negotiation

- Wall unit in TV room + dining table + credenze in family room

Not leaving

- Drawer unit in bedroom 2
- Shoe unit in garage
- Safe in the office
- Crystal light in the entrance way as matches table lamp
- External cat door

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Shop 1, 116 Wellington Street, Ormiston Q 4160 [mrsell@freedomproperty.com.au](mailto:mrsell@freedomproperty.com.au) [www.mrsell.com.au](http://www.mrsell.com.au)