

## CLIENTS LIST OF INCLUSIONS

### 20 DICAMERON COURT, THORNLANDS

A 6096m2 block with plenty of usable space including a “footy field”.

This home is less than 2-years-old home and includes:-

- 5 beds (all have built in wardrobes).
- Master suite has a large walk behind robes.
- 3 bathrooms (2 of which have bathtubs and double basins).
- Marble splashback in the kitchen, butlers pantry and Master bathroom.
- 3 car garage with large storage space on the back wall.
- Living room, media room (currently used as the kid's toy room), formal lounge, rumpus room and study.
- Offer the potential for dual living or extended family as bathroom and living/bedroom option on the ground floor.
- 12.5m x 3.5m alfresco area, over 40m2.
- 9.0 foot high ceilings downstairs and 8.5 foot upstairs.
- Large butlers pantry off the kitchen.
- Beautiful spotted gum timber floors downstairs with feature parquet flooring at the entrance.
- Ducted air conditioning throughout the home, plus fans.
- Plenty of storage including Under Stair storage, walk-in linen upstairs, large double linen to the Laundry and extra large triple door storage cupboard in the garage.
- Krystel Kleer ADV5000 Treatment Plant with underground irrigation.
- 10m x 10m shed with separate entrance and with power and water.
- Own private bush area next to the neighbouring pond.
- Fully fenced block with a solar-powered front gate.
- Majority of the block has been laid with the famous “Sir Walter” turf, so very hard wearing beautiful grass, that is easy to maintain.



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