

## CLIENTS LIST OF INCLUSIONS

### 45 WELLINGTON POINT

- 4 bedroom, 2 bathrooms and modern open plan living.
- 2 living areas.
- Air conditioning in main living area.
- Kitchen has gas hotplate & new high gloss doors throughout.
- Ensuite recently fully renovated.
- New doors, benchtop & basin to main bathroom.
- Ceiling Fans in all bedrooms and front living area.
- New carpets throughout.
- Large outdoor living area
- Double lock up garage with 2 remote control doors and drive through roller door on 1 side.
- Fully insulated ceiling.
- 627 sqm land (seems like more, and very private position).
- 8 solar panels with 3.5kw.
- Large powered shed.
- Separate side access area to park trailer or small boat.
- Park 3 mins walk to the right with kids play area and basket ball ring.
- Another park 2 minutes walk to the left with football goal posts.
- Third park about 10 min walk with BBQ facilities and covered areas, dirt bike track, and large kids play area.



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