

## CLIENTS LIST OF FEATURES

### 15 MORNINGTON COURT WELLINGTON POINT

#### Location

- The area is very quiet, with mostly no through access courts, so there is very little traffic through the estate
- Walking distance to Horizon shops
- Walking distance to playground and community parklands at the bottom of Chesterfield Drv. There are plenty of walking trails therein along Hilliards Creek with abundant wildlife including the platypus corridor and koala reserve
- Land is not subject to flooding
- Within the catchment zone for Ormiston College and Mary McKillop College (I believe)
- Easy drive to either Ormiston or Wellington Point railway stations
- Easy walk to McDonald Road bus which goes to both Cleveland and Wellington Point rail stations / shops
- 30 minute drive to Brisbane CBD
- Less than 10 minute drive to Capalaba and Cleveland CBD
- Variety of options for major shopping centres in the nearby area (Alex Hills, Cleveland, Capalaba etc)
- Few minute drive to Wellington Point foreshore and Raby Bay beaches, access to Stradbroke Island ferries at Cleveland
- Few minutes to a variety of restaurants, cafes and pubs at Wellington Point, Raby Bay and Cleveland



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### The court

- This is the first time this house has ever been to market. We are the original owners.
- Many of the houses in the court are still owned by the original owners.
- Great neighbours, all young families, empty nesters or retirees. All are owner occupied, no rental properties nearby.
- The house has prime position at the top of the court.
- Due to it's high position, the house enjoys superior sea breezes keeping it cool in summer

### Land area and access

- Built by AV Jennings in 1998 - still covered by their 25 year structural guarantee
- It is the largest block in the court at 801 sqm while still having a small and private street frontage.
- Best use has been made of the land area with:
  - a large shed on the east side
  - room for the kids to play out the back while still being in eyesight of the living rooms and kitchen
  - plenty of room for a pool or even a vegetable garden on the west side
- side access on both sides
- ample driveway parking

### House - internal

- Open plan living areas
- Cathedral ceilings in main living room with planter recesses
- Abundant light to living areas and kitchen
- 4 good sized bedrooms, all with robes
- Master bedroom has two double robes with ceiling to floor mirrors
- Triple sized linen press
- 1 family sized bathroom and 1 ensuite
- ceiling fans to 2 bedrooms, aircon in master bedroom
- multiple living / dining areas



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- very functional and spacious kitchen area - separate wall oven and electric hotplates with range hood. Dishwasher is 18 months old. Plenty of cupboard space and pantry. Light filled.
- good sized laundry off the kitchen with access to outside
- Sunken un-pillared double car garage with remote controlled garage door opening. Garage has both internal access to the house and external access to backyard.
- All windows have flywire screens and have double key locks.
- All external doors have key locked security doors. Patio doors are also dead bolted can be locked open to allow access for small pets.
- All venetian blinds are new
- Tiled living areas
- New carpets to hallway and bedrooms
- Neutral colour scheme enables buyer to add their own personalised touches

### External

- Covered and paved patio area forms a quadrangle to the interior of the house. Great for entertaining. We currently seat 10 people comfortably around a large table with ample room for a bbq.
- Entertaining area easily extends out to the garden and a concreted area adjoining for larger gatherings
- Massive Titan colourbond shed which is functional for just about anything.
  - Extra height allows access for say a boat or caravan.
  - Could easily be used as a "man cave", kids rumpus room, studio, or even a granny flat
  - Dual access with roller doors at either end. West side includes an awning.
  - Shed has mains power on its own circuit with ample power outlets as well as a single phase 20 amp circuit - perfect for the handyman
  - Epoxy floor coating and rodent barriers
  - All estate power is underground



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- A termite inspection was last carried out in about 2013 although we undertake professional pest spraying every twelve months or so
- New hot water service is still under warranty. Family sized Rheem 315 litre runs on night rate power
- New reverse cycle air conditioner is still under warranty. Panasonic 8kw R32 inverter is sufficient to cool / warm the entire living area with very quiet running
- Our power bill for the Feb-Apr quarter was \$330 with both of us working from home 24/7
- Foxtel is available via satellite
- High speed ADSL plus internet connection has performed flawlessly for our I.T. business for many years, and has served extensive use of streaming movie/YouTube content via our smart TV. FTTN NBN is planned for 2019
- Roof is fully insulated
- Tiled roof was last inspected in 2013 and all the capping tiles were repointed that year as well as a few broken tiles replaced.
- A complete structural inspection of the house was done in 2013



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