

## CLIENTS LIST OF INCLUSIONS 637 MAIN RD WELLINGTON POINT

### Clients features listed below:

Large double brick home adjacent to farmlands  
Home will suit dual living or extended families  
Multiple living areas over 2 levels  
Galley style kitchen and open plan living  
5 bedrooms over 2 levels  
3 bathrooms over 2 levels  
Split air conditioning units in most rooms  
Ceiling fans in all the bedrooms  
Solar panels, electric bills of approx \$140 per 1/4  
Internal enclosed patio for all weather entertaining  
Electric front gates, walled and fenced, so secure  
Oversized double garage with three-phase power  
Double car-port so undercover parking for 4 cars  
Plenty of off-street parking is also available  
Side access with concrete hardstand  
Inground swimming pool  
Large undercover entertaining area with spa  
Another separate alfresco entertaining area  
Garden storage shed



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