

Vendor Statement of Information

- Located on one of Redlands Premier streets AKA "millionaires row"
- Close to Sirromet winery and also many accessible Bush walks nearby.
- Space to work in tranquility from home uninterrupted in large studio/study that has a wall of built in shelves and that overlooks the gardens
- Acreage but low maintenance (6020m)
- American Lopi wood burner ideal for winter evenings
- Large pool 95000. Italian tiles. Possible to do laps and work out every day etc
- Potential to create down dual living downstairs.
- Cellar for 1300 bottle of wine with iron farmed wine tasting table
- High. spec finishes throughout with rosewood doors, Syrian Batu timber benches and French Doors
- Vacuum maid system
- Secure - 16 zone back to base alarm with smoke alarm
- Generous size bedrooms 2,3,4 with built in studies
- Fantastic for entertaining with large under cover sandstone tiled space
- Large north facing deck with cathedral ceiling and amphitheatre views of the bushland
- Solar panels
- Ability to instal solar heating into the pool.
- Sealed loft attic with drop downstairs. Perfect for storage
- New pool fence 2m ago, pool safety certificate from 1.9.2020
- Solar panels added Feb 2019
- Regular pest checks last full pest including termites was Dec 2019
- Alarm system with back to base
- Landscaped gardens, recently updated
- New deck and deck roof painted 4 months ago
- House front painted 3 months ago
- Rates bill \$921/quarter