

CLIENTS LIST OF INCLUSIONS

45 CLIVE RD BIRKDALE

- Great lowset family home on a large 800m² level block
- Large Rumpus Area & separate lounge
- Large Kitchen Area.
- Large Master Bedroom with Walk In Robe, Ensuite & patio door onto the patio area.
- All other Bedrooms with Built In Robes.
- Separate home office or study
- Plenty of storage cupboards throughout
- Newly carpeted whole house.
- Newly painted Inside and Outside.
- New Power Outlets and Light Switches whole house.
- Monitored Security alarm system
- Ducted Air conditioning.
- Large undercover Outdoor Area with Pull Down Blinds to create all weather entertaining area.
- Inground Swimming Pool.
- Large fully fenced backyard with plenty of room for kids to play
- Garden Shed 3m x 3m.
- Side Access For Small Boat Or Camper Trailer.
- Stencilled Concrete Pathways all around House and Pool Area.
- 5KW x 26 panels, Solar System.
- Double Garage Door Wider Than Standard. (5.2m compared to 4.8m)



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