

Near New Luxury Home Packed with High-End Features

Only 3 years old, this beautifully appointed home has been meticulously designed for comfort, convenience and modern luxury living. From the fully insulated media room and kids' bedrooms to the heated pool and smart pool house, every detail has been thoughtfully curated. With premium features such as a 15kW solar system, Zip Tap with boiling/cold/sparkling water, Daikin ducted air conditioning, Wiser smart lighting, and a full Hikvision security setup with facial recognition, this home offers the ultimate in lifestyle, energy efficiency and tech-savvy living.

Inclusions List

Kitchen:

- Zip Tap with **boiling, cold and sparkling water**
- Miele dishwasher

Lighting, Data & Security:

- Wiser Hub **smart lighting** throughout main house, yard & pool house
- Timed external lighting via Wiser Hub
- Hikvision **facial recognition security camera system** with remote app access
- Hard drive backup with **battery backup** for security system and front door lock
- Blue internet cable to every room including pool house
- **Motion sensor lighting** at entrance and driveway
- Multiple power points in every room
- Ceiling fans with remotes in all bedrooms

Pool & Pool House:

- Circuit board in pool filter house to **isolate power**
- **Heated pool** with heat exchanger and pool blanket
- 2 x **infra-red heaters** in pool house
- Blue internet cable to pool house

Power & Solar:

- 15kW **solar system** (54 panels)
- 3 phase power
- **Generator changeover switch**
- 2 x 15 amp power points in garage (used for car chargers/sauna)
- **Sonos patio speakers** with AMP

Air Conditioning:

- Daikin FDYQ200LCV1 20kW 3 phase **ducted air conditioning**
- **AirTouch4 AC system** with control pad

General Features:

- **Insulation in all kids' bedrooms**
- Media room **fully insulated and soundproofed**, with flexible wiring to flip room layout
- Bedroom lamp lights provisionally wired with power cable
- **Heated towel rack** in master ensuite
- **Block-out blinds** in Bedrooms 2, 3, 4 and media room
- **Sir Grange lawn** front and back – fully manicured
- **WiFi smart irrigation system** throughout lawns and gardens (Hunter system)