

## 125 Albany Street, Point Frederick

### **PROPERTY INCLUSIONS**

#### **EXTERNAL FEATURES**

- Painted concrete off-street parking
- Fenced to three boundaries
- Covered storage area off verandah
- Right of way for pedestrian waterfront access for pleasure use

#### **INTERNAL FEATURES**

- Activated water system
- Ducted air conditioning to upstairs

#### **PORCH**

- Painted concrete floor
- Painted solid timber French doors
- Coach lamps (2)
- Sensor spot lighting

#### **ENTRY**

- Timber look vinyl floor
- Under stair storage
- Wall mounted hat & coat rack
- Panelled feature wall
- Staircase to first level
- Sliding barn door to garage
- Access to laundry
- Ornate pendant light fitting

#### **HALL**

- Carpet (2020)
- Linen cupboard
- Oyster light fitting
- Sky dome
- Manhole
- *Wall mirror is an optional inclusion*

#### **LOUNGE & DINING**

- Carpet
- Wall cabinetry
- Juliet balcony
- Sliding doors to verandahs w/ drapes (4)
- Wall sconces (3)
- Downlighting
- *Wall mirror is an optional inclusion*

## **KITCHEN (2016)**

- Lime washed floorboards
- Bespoke solid timber cabinetry w/ Caesarstone tops
- Belfast sink w/ Perrin & Rowe tapware
- Caesarstone window ledge & splashback
- Additional spray arm tap
- UltraStream water purifier
- Sliding window to kitchen servery
- Miele integrated dishwasher
- ILVE 900mm 5 burner gas stove w/ electric oven
- Tiled splashback
- Rangehood
- Bespoke solid timber island bench w/ Caesarstone top
- Meals bench w/ soft close drawers & timber top (2019)
- Ornate light fitting
- Downlighting
- Manhole

## **VERANDAH**

- Painted concrete floor & timber decking
- Water feature & stone planted box
- Wall mounted weather station
- Painted aluminium balustrade
- Timber servery from kitchen
- Coach wall lights (2)
- Wall sconce (1)
- Stone pendant light fittings (4)
- Colourbond pitched roof to front (2018)
- Covered to side
- External power points (3)
- Plumbing for washing machine

## **BEDROOM 3**

- Carpet
- Built-in robe
- Screened sliding door to Juliet balcony
- Curtains
- Oyster light fitting

## **MASTER**

- Carpet
- Built-in robe w/ mirrored sliding doors
- Screened sliding door to Juliet balcony
- Curtains
- Oyster light fitting

## **BEDROOM 2**

- Carpet
- Built-in robe w/ mirrored sliding door
- Screened sliding door to Juliet balconies (2)
- Curtains
- Ceiling fan w/ light

## **BATHROOM**

- Floor & wall tiling
- Timber vanity w/ stone top, undermounted bowl & tapware
- Wall mirror & Heller heater
- Shower w/ frameless glass screen & dual adjustable shower roses
- Freestanding bath
- Chrome accessories
- Privacy window
- Track lighting & extractor fan

## **POWDER ROOM**

- Floor & wall tiling
- Wall mounted toilet suite
- Vanity w/ integrated basin & mixer tap
- Wall mirror
- Chrome accessories
- Privacy window
- Extractor fan
- Oyster light fitting

## **FLAT – ENTRY LEVEL**

### **KITCHEN**

- Timber & glass panelled entry door
- Painted concrete floor
- Painted timber cabinetry w/ timber bench top
- Sink w/ mixer tap
- Painted wall cabinetry w/ undermounted LED strip lighting
- Dishlex brush stainless steel dishwasher
- Instantaneous gas hot water to kitchen
- Pendant lighting (3)

### **MEALS & LOUNGE**

- Carpet
- Curtains (2)
- Oyster light fitting (2)
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## **BEDROOM**

- Carpet
- Curtains
- Built in cupboard
- Oyster light fitting

## **LAUNDRY (2020)**

- Tiled floor
- Laundry tub & mixer tap
- Venetian blinds
- Oyster light fitting
- Man hole

## **BATHROOM (2020)**

- Floor & wall tiles
- Vanity w/ basin & mixer tap
- Framed mirror
- Shower w/ frameless glass screen & shower rose
- Chrome accessories
- Toilet suite
- Privacy window
- Oyster light fitting

## **DECK**

- Privacy door from driveway
- Tiled floor
- Light fittings (2)
- Aluminium balustrade
- Concrete stairs to garden w/ timber balustrade
- *Swing is an exclusions*

## **GARAGE**

- Painted concrete floor
- Wall shelving
- Internal & external pedestrian access
- Dual electric roller doors
- Fluorescent lighting

## **REAR GARDEN**

- Edged lawn
- Established garden beds
- Colourbond fencing