

## **424 WATTLE TREE ROAD, HOLGATE**

### **EXTERNAL FEATURES**

- Full size tennis court
- Inground pool and sandstone entertaining areas
- Established low-maintenance gardens
- Seasoned firewood piles
- Dam & plentiful tank water supply
- Painted concrete driveway
- Rolling lawns
- Entry gates

### **INTERNAL FEATURES**

- Western Red Cedar window frames & doors
- Ducted air-conditioning (upstairs)
- Feature sandstone wood burning slow combustion fireplace

### **PORCH / OUTDOOR LIVING**

- Sandstone pavers
- Coach-style lanterns (2)
- Lantern pendants (6)

### **FOYER**

- Oversized timber & glass front door
- Porcelain Travertine-look floor tiles
- Painted timber-lined walls
- Wallpapered feature wall
- Under-stair storage
- Internal garage access
- Oversized staircase w/ Spotted Gum treads
- Timber pendant light
- Skylights (2)
- Covered LED downlighting

### **DINING & FAMILY**

- Timber & glass panelled French doors
- Porcelain Travertine-look floor tiles
- Linen textured wallpapered feature wall
- Silk curtains
- Daikin split system air conditioner
- Drum pendant light fittings (2)
- Covered LED downlighting

### **KITCHEN (2017)**

- Porcelain Travertine-look floor tiles
- Soft-close cabinetry w/ thermo laminated satin finish & Caesarstone tops
- Smeg 'Victoria' 900mm enamel cooker w/ 5 burner gas cooktop & electric oven
- Porcelain timber-look tile splashback
- Integrated Smeg rangehood
- Undermount Oliveri sink w/ extendable mixer tap
- Hydraulic pop window w/ Red River Gum servery to outdoor entertaining
- Fisher & Paykel stainless steel French door fridge/freezer
- Island bench w/ Dekton heat/liquid/scratch-proof surface
- Smeg 600mm steam oven

- Triple bi-fold doors (2)
- 6-bulb lantern light fitting
- Covered LED downlighting
- **Broom cupboard can be removed to accommodate larger fridge/freezer**

#### **BUTLER'S PANTRY**

- Porcelain Travertine-look floor tiles
- Push to open cabinetry w/ Caesarstone tops
- Oliveri undermount sink w/ mixer tap
- Smeg stainless steel dishwasher
- Open shelving
- Covered LED downlighting
- Sensor entry light

#### **OUTDOOR ENTERTAINING**

- Sandstone pavers
- Sandstone privacy wall
- Red River Gum hewn edge slab bench tops
- Stainless steel cabinetry W/ Husky 2-door bar fridge
- Grand Turbo 6-burner BBQ
- Scandia wood heater
- Timber panelled ceiling w/ spotlights, downlights & skylights
- **Pizza oven is not an inclusion**

#### **BATHROOM (2019)**

- Spanish floor tiles
- Ceramic wall tiles
- Cabinetry w/ Jacaranda hewn edge top, Travertine bowl-style basin w/ brushed nickel tapware
- Ornate timber wall mirror
- Shower w/ gooseneck rose & frameless glass screen
- RAK ceramic toilet suite
- Brushed nickel accessories
- Covered LED downlighting

#### **BEDROOM 5 / GYM**

- Rubber matting to concrete floor
- Full length wall mirror
- Tuff Stuff fitness centre
- Daiken split system air conditioner
- Screened Western Red Cedar French doors & block-out roller blinds
- Covered LED downlighting

#### **UPSTAIRS**

##### **LOUNGE**

- Spotted Gum floorboards
- Jotul slow combustion fireplace w/ side venting & oversized sandstone mantle
- Screened Western Red Cedar sliding doors to verandah (2)
- Linen curtains
- Vaulted cathedral ceiling
- Fujitsu split system air conditioner
- Halogen downlighting

## **VERANDAH**

- Porcelain timber-look tile
- Merbau balustrades w/ marine grade wire
- Painted timber ceiling w/ downlighting
- Shade awning

## **MASTER SUITE**

- Twist pile carpet (2017)
- Wainscoting timber to dado height
- Screen sliding Western Red Cedar to verandah
- Lined linen curtains
- Ceiling fan
- Halogen downlighting
- Ducted air conditioning

## **WALK-IN ROBE**

- Twist pile carpet (2017)
- Extensive built-in drawers, shelves & hanging
- Make-up vanity w/ mirrored lighting
- Manhole
- Covered LED downlighting
- Sensor lighting and natural light
- Ducted air conditioning

## **POWDER ROOM (2017)**

- Ceramic & encaustic floor tiles
- Wainscoting timber to dado height
- Vanity w/ basin and Humphrey & Schutz tapware
- Wall mirror
- Chrome accessories
- Wall mounted soft-close toilet suite
- Light w/ extractor fan

## **ENSUITE (2017)**

- Double sliding timber panelled doors
- Ceramic & encaustic floor tiles
- Wall tiles
- Wainscoting timber to dado height
- Oak vanity w/ marble top and dual sinks w/ Humphrey & Schutz tapware
- Oak framed wall mirror
- Oversized shower w/ gooseneck rainwater shower rose, shampoo niche w marble feature tiles & strip lighting
- Humphrey & Schutz chrome accessories
- Forme free-standing bath w/ Humphrey & Schutz tapware
- Block-out roller blind
- Chrome & glass chandelier
- Leadlux heat lamps

## **BEDROOM 2 / GUEST ROOM**

- Twist pile carpet (2020)
- Screened Western Red Cedar door to private deck
- Block-out roller blinds
- Cotton curtains
- Panasonic split system air conditioner
- Halogen downlighting

## **BEDROOM 3 / STUDY**

- Twist pile carpet (2015)
- Fitted desk cabinetry / shelving (2018)
- Fitted built-in robe w/ v-groove doors
- Ceiling fan
- Covered LED downlighting
- Ducted air conditioning

## **BEDROOM 4**

- Twist pile carpet (2015)
- Fitted built-in robe w/ v groove doors
- Block-out roller blinds
- Ceiling fan
- Covered LED downlighting
- Ducted air conditioning

## **BATHROOM**

- Floor tiles & floor to ceiling wall tiles
- Cabinetry w/ granite top & brass tapware
- Wall mirror
- Shower w/ glass screen & brass fittings
- Stylus 6-jet spa w/ brass tapware
- Block-out roller blinds
- Halogen downlighting
- Air Flor extractor fan
- Separate toilet

## **LAUNDRY**

- Tiled floor
- Laundry tub w/ tiled splashback
- External door to rear deck
- Manhole
- Halogen downlights

## **REAR DECK**

- Timber decking boards
- Powder coated aluminium balustrade
- Pergola (2)
- Wall-mounted washing line

## **GARAGE**

- Concrete floor
- Electric roller doors (2)
- Florescent tube Lighting

- Oversized - to allow for storage

### **SWIMMING POOL**

- 13.7m x 5.4m 60,000L pebblecrete swimming pool w/ lighting & sandstone pavers
- Aluminium pool fencing
- Lantern lighting
- ***Pool is not compliant due to landscaping***

### **TENNIS COURT**

- Full-sized synthetic grass surface w/ cyclone fencing
- Basketball ring
- Net & winder replaced 2020

### **NOTABLE GARDEN PLANTINGS**

- Lilly Pillies
- Wattles, Bottlebrush, Melaleuca & Grevillea
- Clivias, Salvia, Cordylines & Gardenias
- Native Frangipani & Macadamia
- Murraya & Photinia
- Miscanthus, Fountain grass, Agapanthus
- Citrus & stone fruit