

308 MATCHAM ROAD, MATCHAM – PROPERTY INCLUSIONS

EXTERNAL FEATURES

- Level lawn areas
- Sandstone steps to lower paddock w/ sandstone retaining wall
- Sandstone fire pit
- Combination post & rail & wire mesh fencing to side boundaries
- Fenced dog area to rear
- Inground trampoline
- Treated pine entertainment
- Rainforest to rear of property (Scenic protection)
- External downlighting

INTERNAL FEATURES

- Polished sealed concrete floors
- Aluminium doors & windows
- LED downlighting

ENTRY

LIVING

- 2 X 3 panelled glass stacker doors opening to deck
- Television point

KITCHEN

- Poly matte finish cabinetry w/ 20mm stone bench tops
- Undermount stainless-steel single sink w/ chrome mixer tap
- Black octagonal feature tile splashback
- Oversized island w/ 40mm timber-look laminate bench tops
- Westinghouse stainless-steel dishwasher (2017)
- Westinghouse microwave oven (2017)
- Westinghouse multifunction oven (2017)
- Westinghouse four-burner gas cooktop (2017)
- Sliding window w/ flyscreen
- Overhead poly matte finish cabinetry
- 2 x pendant lights

KID ZONE

- 2 x sliding window w/ flyscreen
- 4 x timber look laminate wall shelves
- Television point

HALLWAY

- Fujitsu reverse cycle air-conditioning control panel

LAUNDRY

- European-style in concealed cupboard
- Ceramic floor tiles
- Stainless-steel tub w/ chrome mixer tapware & tiled splashback
- Storage cupboard – location of hot water service

MASTER BEDROOM

- 2 x sliding window w/ flyscreen & plantation shutters
- Built-in robe w/ shelving & hanging rails
- Electrical sub-board located in robe

ENSUITE

- Ceramic floor tiles
- Ceramic floor-to-ceiling wall tiles w/ decorative charcoal octagonal feature tile
- Single vanity w/ basin & black mixer tapware
- Wall mirror
- Black hand towel hook & rail
- Black toilet roll holder
- Wall hung toilet suite
- Shower w/ frameless glass screen, glass shampoo shelf, black rainfall shower rose, movable black shower rose & mixer tapware
- Single frosted privacy window
- Extractor fan

MAIN BATHROOM

- Ceramic floor tiles
- Ceramic floor-to-ceiling wall tiles w/ decorative charcoal octagonal feature tile
- Single vanity w/ basin & black mixer tapware
- Wall mirror
- Black hand towel hook & towel rail
- Black toilet roll holder
- Wall hung toilet suite
- Freestanding bathtub w/ movable black shower rose & mixer tapware
- Single frosted privacy window
- Extractor fan

KIDS BEDROOM

- Large window w/ flyscreen & plantation shutters
- Built-in robe w/ shelving & hanging rails
- Wallpapered feature wall
- Manhole
- Sportdog control panel for electric dog fencing to boundary

EXTERNAL FEATURES

ENTERTAINING DECK

- Merbau timber decking & support columns
- 2 x gas bayonets for BBQ & outdoor heating
- External LED downlighting
- Sonos surround sound speakers operated through Wi-Fi

POOL AREA

- Completed 2019
- 10m x 6m in-ground saltwater pool w/ underwater LED colour changing lights
- Glass-beaded interior w/ mosaic waterline tile & travertine coping
- Merbau decking
- Infinity edge to pebbled overflow pond

- Frameless glass pool fencing & gate
- Astral Pool pump

GARAGE

- Suitable for 2 cars + 1 car under adjoining carport
- Concrete floors
- 2 x single manual roller doors
- Exposed brick walls
- 2 x windows
- Single access door
- Exposed timber roof trusses
- 5,000L water tank to rear wall
- Electrical metre sub-board
- 3 x fluorescent tube lighting
- Steel roof sheeting