

# MR.SELLTEAM

## SELLERS STATEMENT OF INFORMATION

- Large 5 bed family home located in quiet cul de sac
- Flexible floorplan
- 5 big generous bedrooms including lower level guest room.
- 3 bathrooms including 2 ensuites.
- 4 living/family areas spanning across both levels.
- Private air conditioned media room.
- Stone bench tops to all wet areas,
- Kitchen has plumbed fridge space, Smeg oven plus servery to entertainment area.
- Large north facing entertainment area with servery counter, power points for fridge/TV bracket & aerial jack.
- In ground pool with spa seat and water feature.
- Ducted vacuum.
- Security system.
- Crimsafe security doors & windows.
- 2.7m ceilings.
- Security alarm system.
- Vacumaid.
- Fitted out walk in robe to Master bedroom offering large cupboard storage.
- Fully fenced, secured side gates/access.
- Low maintenance gardens.
- Close to local amenities including schools, transport and shopping centres.