

## INFORMATION | 7 River Glade

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|-------------------|--|
| <u>Rates</u>      | \$6,065.46   |
| <u>RV</u>         | \$1,110,000  |
| <u>Build</u>      | 18/08/80 Building Permit J011038 PRIVATE DWELLING/GARAGE 265 AND 44.88 SQM   |
| <u>Size</u>       | 260m2 dwelling   1154m2  |
| <u>Foundation</u> | Concrete Slab (Garage) Piles (House)   |
| <u>Roofing</u>    | Steel tiles acrylic coated   |
| <u>Heating</u>    | Moisture Master which can also be used as a heat transfer system, 4 x heat pumps, open fireplace, chippie  |
| <u>Cladding</u>   | Brick veneer, Hardiplank, Hardiflex sheet  |
| <u>Finishings</u> | Corian kitchen bench top, bore in garden, new spa lid Jul 25, New carpet 2025, new wallpaper to the majority of the house, ceilings recently painted, internal doors painted, internal door handles replaced, new pagoda installed on deck 2025, exterior of house painted 2025, new hot water cylinder 2024, updated system to high pressure water system, new kitchen under bench water cylinder 2024, new dishwasher 2024, new deck 2024, 4 x heat pumps installed 2020, new curtains downstairs 2020, two top of the range F&P ovens, bifold door to deck is double glazed, fibre installed 2024, private well used for garden and glasshouse, garden fountain, light dimmer in formal dining, Elm tree and 2 x magnolia trees, Fruit trees: 2 x lemons, fig, mandarin, passionfruit |
| <u>Energy</u>     | Electric water heating, Electric hobs & gas hobs (bottled)   |
| <u>Insulation</u> | Underfloor insulation is Polyester fibre R rating 1.4, extra ceiling insulation added 2020   |
| <u>Parking</u>    | Double garage and off street parking   |

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NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.

Chattels | Auto garage door opener with 3 x remotes, Window treatments, Clothesline, Dishwasher, Electric oven x 2, Electric hob, Gas hob, Fixed floor coverings, Garden shed, Heat pumps x 4 & remote x 4, Heat transfer system, Light fittings, Range hood, Refrigerator, Smoke detectors, TV Bracket x2, Waste disposal, Fixed dining cabinet, Spa, Bore/Well, Chippie in the laundry, Security camera (3), Bug zapper, Workbench & shelving in garage, Outside fountain, Security lights

Excluded | Lawnmower, Outside pot plants, Garden statues, Wooden outdoor chair, Brass tap attachment, Old wagon wheels x 2, Lawn roller, Firewood, Bench seat and storage box on front terrace

Rental | Available upon request

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