

INFORMATION | 6 Hadfield Road, Peka Peka

<u>Rates</u>	\$4,313.47
<u>RV</u>	\$1,400,000
<u>Build</u>	2020 Coastal Architecture Ltd G.J Gardner Home
<u>Size</u>	227m2 Dwelling 1.2149ha Land
<u>Foundation</u>	Rib-Raft Foundation Concrete Slab
<u>Roofing</u>	Gerard Corona Roof Tiles, Coloursteel Spouting & Fascia System
<u>Heating</u>	Fujitsu Fully Ducted Heat Pump System - Cooling & Heating.
<u>Cladding</u>	70 series Brick Veneer, and Linea Weatherboard on Cavity System
<u>Finishings</u>	Sonos Bluetooth Speakers in living, dining & studio, Kitchen with double oven, large induction hob, and stone benchtops. Master suite with walk-in robe and a dual shower ensuite, electric remote blinds fitted throughout the living areas and master. A separate studio off the garage provides its own access, toilet, and wardrobe. Fully fenced front paddock for stock with animal shelter and water trough, Feed shed, Chicken Coop with 5 Chickens
<u>Energy</u>	Electric Rheem Hot Water Cylinder, Electric Induction Cooktop
<u>Insulation</u>	Double Glazing, R2.2 Batts in Walls, R3.2 Batts in Ceiling
<u>Parking</u>	Double Internal Access Garage with Electric Sectional Door, Free Standing Double Garage (Manual Doors), Off-Street Parking

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Chattels | Auto Garage Door Opener & Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Double Oven, Induction Hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rail x 2, Light Fittings, Range Hood, Security System, TV Bracket, Electric Blinds, Central Heat Pump, Chicken Coop (as is), Sonos Speakers x 3, Wood in paddock by road, Cow Feed Shed, Cow Shelter, Water Trough, Chickens x 5, Ride-on Lawn Mower

Excluded | Drapes in Studio, Cameras, Spa, Omaru Stone Carving, Shipping Container

Water/Septics | 2x 25,000L Water Tanks Water Supply To House Via Puretec Hybrid Water Filter System (Hybrid-G Series), 1x 30,000L Fire Fighting Tank, Airtech 9000 Eco Septic & Associated Disposal Field, Air Tech Alarm Panel in Garage

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