

INFORMATION | 48 Eucalyptus Way

<u>Rates</u>	\$5,192.39
<u>RV</u>	\$1,300,000
<u>Build</u>	12/07/13 BUILDING CONSENT 130241: New Dwelling : Code Compliance Certificate issued 21/05/14
<u>Size</u>	203m2 dwelling 1.0006Ha
<u>Foundation</u>	RibRaft Concrete Floor Slab
<u>Roofing</u>	Metrotile Metal Tile
<u>Heating</u>	Wood burner, Central air conditioning
<u>Cladding</u>	Brick Veneer
<u>Finishings</u>	Aluminum joinery, double glazed, new carpet, smoke alarms are wired in, LED lighting, soft close drawers and cupboards in kitchen, bridges over streams, large vehicle port storage area
<u>Energy</u>	Electric - Water, Bottled Gas - Cooking
<u>Insulation</u>	As per original build
<u>Parking</u>	Off street parking and parking space for campervan
<u>Chattels</u>	Auto Garage Door Opener x 2 & Remote x 1, Window Treatments, Clothesline, Dishwasher, Electric Oven, Gas Hob, Extractor Fan x 2, Fixed Floor Coverings, Heated Towel Rail x 2, Light Fittings, Range hood, Smoke Detector x 2, TV Bracket x 3, Camera x 3, Shelving in Vehicle Port, shelving in the garage, Woodburner, Firewood
	<u>Excluded</u> Toolbox in Garage
<u>Rental</u>	Available upon request
<u>Septic and water Tanks</u>	The property features two underground 22,500-litre stormwater tanks with filters and a UV system that are replaced annually, and a private septic system that disperses clean effluent to four locations around the property, serviced annually by the installers.

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