



## 83-85 OLD WINGELLO ROAD BUNDANOON

### PROPERTY INVENTORY & FEATURES

Private access to property is by Talisker Way, a private sealed road running off Old Wingello Road. The house is 100 metres from Old Wingello Road so traffic noise is minimal with a high level of privacy.

### SPECIFICATIONS

<b>Date house completed:</b>	6 <sup>th</sup> October 2008.
<b>Land Size:</b>	2,711 square metres.
<b>House area:</b>	210 square metres.
<b>House Construction:</b>	Concrete slab, steel frame, brick veneer with Colorbond steel roof.
<b>Colorbond steel shed:</b>	56 square metres
<b>Parking:</b>	4 undercover parking spaces, + 2 additional open parking spaces at front.
<b>Fencing:</b>	Fully fenced with dog proof fencing to rear yard.

### HOUSE

**300 square metres on one level, designed for Southern Highlands climate. Climate features include:**

- High efficiency Bosch condensing boiler for underfloor hydronic heating separately zoned to all rooms (including bathrooms) & common hallway. In winter you only turn on the heating in those rooms you are using.
- Large natural granite tiles in entry, hallway, kitchen & family room that hold the heat generated by the underfloor heating system.
- Drying cupboard utilising heat from underfloor heating system.
- Ceiling fans in family room & all bedrooms.

- Split system air conditioning in family/kitchen & main bedroom.
- 6.6KW high quality solar electricity system, installed 28/02/20.
- Rinnai gas continuous flow hot water system. Never run out.
- Security system with 8 zones. Simple to operate.

#### **4 bedrooms or 3 bedrooms + study if working from home.**

- Master bedroom with his & her walk in robes.
- Built-in wardrobes for bedrooms 2 & 3.
- 4<sup>th</sup> bedroom with built-in desk & shelving + computer wiring for operational home office.

#### **2.5 bathrooms**

- Large ensuite with toilet & bidet. + extra-large shower closet.
- Family bathroom with shower & bath.
- Separate toilet adjacent to family bathroom.
- Guest powder room with toilet & basin.
- All bathroom fittings & ceramics are of high quality manufactured in Germany. Brands include Duravit, Dornbracht, Kludi.

#### **Kitchen/Family Room**

- Miele appliances including large oven, dual cooktop with two induction plates & two gas jets, steam oven & dishwasher.
- Built-in space for large refrigerator, & microwave.
- Large pantry, display cupboards, standard cupboards & storage drawers.
- Separate coffee station in family room with storage drawers under.
- Stone bench tops with double sink.
- Kitchen is open plan onto family room with direct access to covered outdoor entertaining area, natural gas BBQ & back garden.
- Rinnai gas log fire in family room, perfect for spring & autumn cold snaps.

### **Lounge/Dining room**

Large lounge open plan onto dining area that has direct access to kitchen, outdoor entertaining area & dual sliding doors on to entry foyer.

### **Laundry/entry foyer**

- Broom cupboard, overhead cupboards.
- Room for side by side dryer & washing machine.
- Own direct access to rear yard & clothesline.
- Large linen closet & cloak cupboard off hallway near front entry.

### **Garage**

- 2.5 size garage with panel lift door & side door access. 4WD accessible.
- This provides extra storage space for bicycles or home gymnasium & sporting equipment.

Alternatively, the garage area can easily be turned into a granny flat with space for additional adjacent rooms accessed through the side entry. Undercover parking would then be provided in the shed.

### **Floor Coverings**

- Large natural granite tiles in entry, hallway, kitchen/ family room & verandahs.
- High quality wool carpet in lounge/dining & bedrooms.

### **Shed and gardens/outdoor areas**

- Large two car shed 8x7 metres. Large enough for two cars + workshop/storage, ride-on mower.
- Stunning fully landscaped front & rear gardens.
- Easily maintained with mature deciduous trees and absolute privacy provided by 2 metre hedges at rear and southern side.
- Large lawn areas easily mowed using ride-on mower.
- Near new Cub Cadet ride on mower subject to separate sale.
- Other garden maintenance equipment subject to separate sale.