

Features List - 3 Palana Drive Alexandra Hills

GENERAL

Ducted air con to all living and bedroom areas
Fans throughout house
Whole house and entertaining fully insulated
Numerous skylights
5kW solar with 24 panels
Freshly painted outside
Fly screens throughout
Vacumaidd
Full Stereo Foxtel streaming to all TV points
2 x 5000litre Water Tanks feed rear irrigation
2 min walk to Scribbly Gums Conservation

LOUNGE /DINING ROOMS

Up to 4.2metre cathedral ceiling
Stained glass feature dormer windows
VJ Craftwood and ornate timber balustrading separating the large entry
Lots of natural light
New carpet

FAMILY

Floor heating
Travertine stone tiled floor
3metre ceiling height
Dimming LED down lights
Sliding stacker doors to large outdoor area
Velux remote venetian blind to family room skylight

KITCHEN

Floor heating
Natural travertine stone floor tiles
3metre ceiling height
Kitchen servery to entertainment outside area
Customised cutlery drawer
Large bin draw with recycling and general
Zip tap for boiling and filtered water
Induction stove top
Two full length pantries
SMEG 700mm oven
Granite bench tops
Soft close drawers

MASTER BEDROOM

Walk-in wardrobe and ensuite with rain shower, bath, stone vanity bench top and heated towel rail
Outdoor access to separate covered seating area overlooking pool
Air-conditioning zone control

BEDROOM AREA

4 additional spacious queen size bedrooms-
2 bedrooms with access to entertainment area
3 bedrooms with wardrobes
1 bedroom with entertainment/storage unit

TWO LARGE OFFICES/DUAL LIVING

Separate internal and external entrances
Ensuite to upstairs office
Split system air-conditioning to both offices
Ample storage and shelving

GARAGE

Flake finished epoxy floor to double garage
Storage cupboards
Remote roller doors to both double & single garage/workshop also

OUTDOOR ENTERTAINMENT AREA

Fans and Air-conditioning
In-built gas heater
2 large opening skylights
Granite stone floor tiles
Dimming LED down lights
65cm TV and in-built ceiling speakers
Stainless steel Ziegler and Brown BBQ
Pool table
Separate bathroom

FRONT PATIO

Timber floors and balustrades
Wide enough for large table and chairs
Cool breeze overlooking gardens

BACK YARD

Elevated private block
Side access to mid-size caravan covered area
6m x 3m garden shed
Large gate with entrance to Hanover Drive Park
Fully fenced

FRONT YARD

Natural sandstone feature walls
Automatic irrigation

POOL

Luxurious private 80000litre automatic fresh water pool
Solar heated with fountain and spas
Remote awning over spa area of pool
Coloured feature lighting in pool and garden
Glass balustrading
Automatic irrigation to pool gardens