

11 Brodrick Road Macclesfield, Vic, 3782

Property:

3 entrances with black feature electric gates onto a concreted drive
4 bedroom, study, master en-suite, open plan lounge/ dining, fireplace,
Aluminium glazed double hung windows with laminated green film throughout
Undercover polished merbau decking
1 health 2 person infrared sauna
11 KVA generator
36 panel, 2 invertors; 9KW solar power
Fully monitored security alarm and 14 camera with back up recording system
Intercom & camera from front gate to kitchen
Outside entertaining area with BBQ & sink
Undercover pool with spa jets - vegola and rain sensor above
Outdoor Toilet, Change room & Shower beside the pool
Outdoor fire pit area with seating and sandstone paving
3 full height backlight feature panels adjacent pool
Seven raised garden beds for fruit & vegies
60 x 20 Arena under lights & viewing platform
Storage shed at end of arena for jumps & equipment
Shed/ garage - tools/ horse equipment & 4 stables to front
Wood shed with 3-4 years of split stacked wood
Tractor / bike/ equipment shed
Hay shed
94,000 litres of rainwater tank for household use
2 x 25,000 litre tanks for pool/ shed/ horse wash
Feature sphere with lighting and lighting to screens in garden area

Master bedroom:

Feature lambstounge cornice to wall & ceiling junction
Full height glass doors opening out to balcony
Electric blinds enclosed behind feature bulkhead
Feature lighting & downlighting
Carpet to floor

Walk in robe to master bedroom:

Wall to wall clothes (drawers / shelving / hanging) storage behind glass doors
Solid jarrah flooring with parquetry border
Attic ladder

En-suite to master bedroom:

Feature gutter cornice to ceiling & wall junction
Cosantino stone bench tops
Hollywood style lighting to mirror
Kartell Laufen tapware
1800 freestanding bath
Full height heated stainless steel towel rail
Plantation shutters to windows
Underfloor heating
Heat lamps to ceiling
Feature glass brick wall

Storage and make up station with double drawer inserts for make up
Soft closing drawers and doors
Full height floor to ceiling wall tiles
Frameless glass shower surround
Full height glass splash backs to shower
Stainless steel shower base

Study:

Full height jarrah bookcases to walls
Solid jarrah central desk with leather inlay to top
Solid jarrah bench cupboard unit with overhead cupboards
Carpet to flooring
Feature lambs tongue cornice to wall & ceiling junction

Open plan Lounge & Dining:

Solid jarrah timber flooring with parquetry border
Double timber doors leading out to balcony
Solid jarrah stairwell with stainless steel lighting to each riser
Feature wrought iron balustrade with jarrah handrails to stairs
Feature gutter cornice to wall & ceiling junction
6 x speaker Surround sound to lounge room including subwoofer
Samsung DVD Player
Samsung Tv x 70 inch
Onkyo receiver
Fire place with wood access from outside
Feature stone tiles to wall
Dimmable stainless steel down lighting with feature lighting
Electric curtains and Roman blind

Kitchen:

Ceaserstone island bench with stainless steel triple bowl sink
Glem Stainless steel wall ovens
5 x burner Miele induction glass cook top surrounded by stainless steel splash back incorporating a stainless steel rangehood above
Full height 4 drawer stainless steel pull out pantry system
Miele stainless steel dishwasher
Stainless steel downlights and black feature lighting above the island bench
Solid jarrah doors to kitchen
2.4m solid jarrah kitchen hutch cupboard
Electric blind & curtains and plantation shutters to windows
Stainless steel wine rack above fridge opening
Italian gloss tiles with feature border to flooring
Feature gutter cornice to wall and ceiling junction
Numerous storage cupboards throughout the kitchen

Bathroom:

Feature Art Deco cornice to ceiling and wall junction
Cosantino stone bench tops with water fall ends to vanity unit
1800 freestanding bath
Full height heated towel rail
Plantation shutters to windows

Under floor heating
Heat lamps to ceiling
Feature glass brick wall
Soft closing doors and drawers
Full height Floor to ceiling wall tiles
Feature wall tiles
Frameless glass shower surround
Full height glass splash backs to shower
Stainless steel shower base
Art Deco style mirror with feature lighting

Bedroom no 2:

Carpet to flooring
Feature gutter cornice to ceiling and wall junction
Down lighting with feature lighting

Toilet:

Underfloor heating
Cosentino stone bench top with waterfall ends to vanity
Soft closing doors
Plantation shutters to window
Full height floor to ceiling wall tiles with feature tiles

Bedroom 3:

Solid timber jarrah flooring with parquet border
Wall unit to bed surround with shelving/ glass doors and drawers
Mirror and painted doors to built in robe (drawers/ shelving & hanging)
Desk unit with 2 x sets of drawers
Feature lighting with down lighting
Feature gutter cornice to ceiling and wall junction
Electric curtains & Roman blind

Passageway:

Solid timber jarrah flooring with parquet border
Feature wall panelling
Feature gutter cornice to ceiling and wall junction
Double linen cupboard with shelving

Bedroom 4:

Solid timber jarrah flooring with parquet border
Electric curtains & Roman blind
Full height glass doors opening out to balcony
Separate split system for heating and cooling
Feature wall with niches
Feature gutter cornice to ceiling and wall junction
Mirror and painted doors to built in robe (drawers / shelving & hanging)

Laundry:

Full height wall to wall storage cupboards
Sink cupboard with space for washing machine & dryer
Bench height storage cupboards

Terrazzo tiles to flooring

Downstairs Bar Area:

Ceased stone bench tops and up stands to Main Bar inclusive of glass splash back

Overhead cupboards with lift up doors

Vintec wine and cooling fridges

Stainless steel Fisher & Paykel dish drawer washer

Stainless steel Gessi hot and cold coloured water tap to bar sink

Downstairs Toilet:

Toilet & vanity unit

Pool room & Entertaining room:

Polished porcelain white tiles to flooring

50 inch recessed Panasonic Tv

2 x full height glass fronted black 2 pak DVD Cabinets

Full height glass fronted Comms Cabinet

Black 2 pack storage cupboard with glass doors

Electric Blinds

Cinema:

10 Club style chairs over two levels

Individual Leather seating reclining with foot rest

Star light ceiling to set the mood

Electric block out blind

Acoustic sound check plasterboard & acoustic soft coverings to walls

2800 x 1200 Cinema screen

Garage:

3 Car garage with epoxy flooring