

## 33F Glentui Lane – Extra Property Features

### Lounge

Double dimmer switch, recessed lighting, fan, Panasonic heatpump, bi-fold door opening to large deck, secondary glazing to all windows. Wooden blinds and lined curtains. 5 double plugs and 3 TV aerial plugs

### Dining Room

Dimmer switch, secondary glazing to all windows, wooden blinds, telephone plug, 2 double plugs

### Kitchen

Dishwasher, insinkertor, gas stovetop, electric oven, extractor fan, water filter, two pantries (one with stained glass), spotlights on four racks with two switches. Wooden blinds, double recessed plug for refrigerator, 4 double electrical plugs

### Laundry

Storage cupboard, wall vented for clothes dryer, tub, 2 double plugs

### Bathroom

Spa bath, vanity, heated towel rail, heat lamps, shower 900cm. Toilet flush from rainwater tank or creek supply, RCD double plug

### Hall

One large and one single linen cupboard. Wooden triple glazed stained glass entrance door to hall. Tiled entrance. 1 double plug.

### Bedroom one

Bi-fold windows with secondary glazing, overhead fan, wall panel heater, wardrobe, drapes, 3 double plugs

### Bedroom two

Bi-fold windows with secondary glazing, thermal drapes, ceiling fan, wall panel heater, double wardrobe with overhead cupboard, 3 double plugs

### Bedroom three

Windows with secondary glazing, wooden blinds, ceiling fan, wall panel heater, 2 double plugs

Carpet, vinyl and slate tiles throughout

### Outside

- Tanked gas infinity heater for hot water and stove top
- Insulation in the roof, underfloor and in many of the outside walls
- Outside two electricity plugs, four outside taps (2 tank 2 creek)
- Water supply: rain water tank, creek water and drip feed for all year watering of the garden
- Septic tank
- Weekly rubbish collection and recycling; once a year inorganic collection
- Mature orchard:
  - 3 Apple grafted
  - 1 Royal gala
  - 3 Plums grafted
  - Persimmon
  - Flatto peach
  - Golden queen
  - Peach
  - Snow queen nectarine
  - Nectarine golden flesh
  - Tamarillo
  - Pear
  - Greengage plum
  - 5 Guava large and small
  - 3 Mammoth fejoia
  - Raspberry stand
  - Mulberry
  - Old fashioned peach
  - 3 Passion fruit
  - 2 White grape
  - Blackcurrant
  - Cocktail kiwi fruit
  - Grapefruit
  - Lemon
  - 2 Lime
  - Satsuma mandarin
  - Navel orange
  - Fig
  - Elderberry
  - Strawberry bed
  - 2 Bay trees
  - Perennial beans
  - Large asparagus bed
- Two gated entrances to the property
- Iron/palings clad utility shed
- Single large lined garage/workshop with work bench and power
- Large new carport
- Extensive concrete for parking
- Bush area for the many tui, bellbirds, kereru and moreporks amongst others
- Glentui Residents Association - payable each year between \$350 and \$400 per year