

## **Main Dwelling Features:**

- Progressively updated starting in 2005
- American shingle roof & aluminium joinery
- Double glazing (partial)
- Kwila decking
- Fully insulated
- Dual electricity system with 18 solar panels on the roof (can be fully on or off the grid once battery bank is installed)
- 15-metre inground swimming pool
- Trickle, rain & spring water supply (2 x 7,000L tanks)
- Septic tank recently cleaned (services both dwellings)
- “Kauri House” cabana with private spa pool area (permitted excluding the foundations)
- Irrigation system throughout the enclosed pool area
- Bordering a QEII site with approx. 75 kauris planted

## **Main Dwelling Chattels:**

- Fixed Floor Coverings
- Blinds, Curtains
- Light Fittings
- Keypad Entry
- Double Wall Oven
- 5-Burner Gas Hob
- Double Drawer Dishwasher
- Rangehood
- Double-Sided Stone Fireplace with Wet Back System
- Partial HRV System
- Solar Panels x 18
- Heated Towel Rails x 2
- Sound System & Ceiling Speakers
- Remote-Operated Interlocking Bookcase Door (to office/bedroom)
- Auto Garage Door Openers x 3 & Remotes
- Water Pump & Accessories x 1
- Pool Pump & Accessories
- Spa Pool

## **Unit Features**

- Construction is pressed steel tile roof & fibraplank cladding
- The unit has its own metre box but is currently incorporated in the house account
- Shared septic tank & water supply with main dwelling
- The unit kitchen is not permitted.

## **Unit Chattels:**

- Fixed Floor Coverings
- Blinds, Curtains
- Light Fittings
- Wall Oven
- Electric Hob
- Heatpump