

Property Fact Sheet



Year built	2004
Construction type (brick, timber, mixed etc)	Brick Veneer
Roof type (Colourbond, tile, etc)	Colorbond
Ceiling height	254 cm
Termite barrier	Termidor (applied in 2005)
Air conditioning	Ducted Ceiling fans
Kitchen cooktop	Electric
Hot water system	Electric
Inclusions to remain (select items that will remain with the property at settlement)	Curtains/blinds Pool equipment Garden shed/s Dishwasher
Solar installed	Yes - 6.3kW system
Pool type	Salt
Pool length	12.5m

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McGrath

Improvements
made

Bathrooms

- Replaced toilets and shower fixtures in two bathrooms

Kitchen

- New filtered water tap
- Replaced electric cooktop

Laundry

- New upper and lower cabinetry

Flooring

- Hybrid flooring installed in bedrooms
- Epoxy flooring in garage
- Attic flooring added for large storage area

Electrical & Lighting

- Replaced power outlets throughout
- New downlights installed across the home
- Upgraded to quality DC ceiling fans in six rooms
- New smoke alarms installed
- FTTP internet upgrade with Ethernet to three bedrooms for fast, stable connection

Security & Windows

- Eight windows fitted with premium Supaview Saltwater Series security screens
- New Supaview security doors to patio and laundry
- Internal shutters installed to four windows

TV Room Renovation

- Reconfigured for added privacy, including enclosed internal window and new shutter-style doors

Painting

- Full interior repaint (April 2026)

Fencing & Driveway

- New aluminium vehicle and pedestrian gates
- Timber gate replaced
- New retaining wall and boundary fencing
- Driveway and pathways resurfaced with Topcrete
- Bamboo screening added near pool pump

Drainage & Landscaping

- Drainage improved with perimeter grates
- Backyard fully landscaped
- Two garden sheds added

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Improvements made (continued)	<p>Pool & Utilities</p> <ul style="list-style-type: none"> • New energy-efficient pool pump and chlorinator • Hot water system replaced <p>Roofing</p> <ul style="list-style-type: none"> • Full roof replacement • Three whirlybirds installed • Selected gutters replaced <p>Exterior Lighting & Security</p> <ul style="list-style-type: none"> • Exterior lighting upgraded • Video intercom with camera installed <p>Painting</p> <ul style="list-style-type: none"> • Full exterior repaint completed
Reason for selling	We are relocating our family to Brisbane to support our son's development as a competitive tennis player. He has been accepted into a school with a dedicated Tennis Excellence Program and will be training with the Queensland National Tennis Academy – an exciting opportunity we are committed to supporting as a family.
What do you love most about living here	The location, it's perfect - close to everything you need (including excellent schools), yet tucked away in a quiet, friendly neighbourhood with great neighbours. But what we love most is the lifestyle the home itself offers - a beautiful backyard with a pool, surrounded by nature, perfect for outdoor living year-round.
Best time of day in the home	Morning coffee at the pool

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