

**Property inclusions costings  
at  
45 Kipling Dr Bateau Bay**

|   |                     |
|---|---------------------|
| Outdoor ninja warrior gym   | \$5,000.00          |
| 2 entertainment fridges   | \$12,000.00         |
| 2 Wine fridges – small in underneath area, 6 bottle wine fridge in cabana | \$3,700.00          |
| tv brackets x 7   | \$1,200.00          |
| Automatic blind upstairs and Cabana                                       | \$40,000.00         |
| Boston Acoustics Surround Sound System                                    | \$6,500.00          |
| Harmon Karmon Amp   | \$3,000.00          |
| Outdoor Yamaha speaker system   | \$600.00            |
| Nordic Track Treadmill  | \$2,500.00          |
| Concept 2 Rowing machine  | \$1,800.00          |
| Nordic Track Exercise bike  | \$3,700.00          |
| Nordic Track Fusion Strength machine                                      | \$3,500.00          |
| 4 person sauna  | \$7,000.00          |
| black leather 3 seat sofa bed   | \$3,000.00          |
| large movie lounge  | \$6,000.00          |
| Tv's - downstairs lounge, outdoor, downstairs bedroom                     | \$4,000.00          |
| 100 inch TV in Movie room   | \$9,000.00          |
| 2 x Mississippi 4-Piece Outdoor Corner Lounge Setting                     | \$10,000.00         |
| <br>  |                     |
| 8 seat outdoor dining table   | \$700.00            |
| Ziegler & Brown Grand Turbo 6 Burner Roll-In on Cart                      | \$9,000.00          |
| 4 x outdoor seats and foot rests  | \$1,200.00          |
| 2 small coffee tables to go with seats                                    | \$200.00            |
| outdoor fire pit  | \$2,500.00          |
| Dolphin M550 Auto Pool Robot  | \$3,500.00          |
| Zip Unit  | \$3,500.00          |
|   | <b>\$143,100.00</b> |

**McGrath**

Avoca Beach  
4382 2222

Ettalong  
4344 5544

Gosford  
4323 4833

Hunter Valley  
4038 1300

Lake Macquarie  
4949 4801

Long Jetty  
4331 8000

Terrigal  
4384 4566

Toukley  
4392 2065