



## Property Fact Sheet

### *45 Kipling Drive, Bateau Bay*

Discover a luxurious, feature-packed residence designed for modern living, with state-of-the-art technology, exceptional convenience, and stylish comfort. Below is an extensive overview of the property's premium inclusions:

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#### General Features

- **Security:** All windows and doors are equipped with independent locks, monitored alarm sensors, and optional back-to-base monitoring via an app.
- **Smart Surveillance:** 4K security cameras throughout, accessible via app with 3TB backup storage.
- **Remote Access:** Front door and garage are app-controlled, with an external electronic keypad for secure entry.
- **Biometric Security:** Cellar door features a biometric keypad for enhanced security and separate arming capabilities via an app.
- **Seamless Connectivity:** Ubiquiti Wi-Fi mesh extenders ensure strong, uninterrupted signal throughout the property, managed via an app.
- **Optic Fibre:** Direct-to-premises fibre-optic internet.
- **Electric Vehicle Charging:** Tesla fast charger hardwired near the driveway.
- **Sustainable Power:** 14KW solar system with 15KW batteries (12 years warranty remaining). Off-grid capabilities with automatic blackout backup lasting up to one week for essential circuits. Monitored via an app.
- **Smart Home Integration:**
  - Solar-heated pool.
  - Automated pool cleaning and chemical management.

- Fully automated landscaping irrigation with rain sensors, controlled via an app.
  - Smart lighting, air conditioning, and blinds throughout the home, operated via app or pre-programmed schedules.
  - App-controlled sound system in the cinema room and pool area.
  - **Water Pressure:** Commercial-grade variable speed pressure booster pump ensures consistent water pressure.
  - **Gas Supply:** Two large gas bottles servicing indoor and outdoor kitchens and BBQ.
  - **Additional Solar:** Independent solar panel with a trickle-charge outlet on the front deck for charging equipment.
- 

## Upstairs

- **Luxury Bathroom:** Treated shower glass eliminates the need for cleaning products. Heated floors.
  - **Automatic Features:** Sensor-activated lighting in the bathroom and walk-in closet.
  - **Upgraded Kitchenette:** Includes still and sparkling water on tap (transferable contract).
  - **Smart Outdoor Blinds:** Fiberglass blinds with independent operation, app control, and wind-activated retraction for protection during high winds.
  - **Enhanced Glass:** Treated veranda glass for easy maintenance.
  - **Remote Access:** Front door and garage door both app-controlled, with battery backup.
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## Downstairs

- **Cozy Living:** Fireplace with tinted windows and blackout blinds.
  - **Spa Experience:** Corner spa in the main bathroom, app-controlled for ultimate convenience.
  - **Practical Storage:** Dedicated space for wood storage and the home's off-grid power system under the deck.
- 

## Outdoor Cabana

- **Pool:**
  - 130,000-liter solar-heated pool with a beach area and integrated spa, recently resurfaced with "Jewels for Pools."
  - Fully automated pool cleaning robot, controlled via app.
- **Outdoor Kitchen:**
  - Double BBQ with range hood, 90cm Ilve oven, and large island with ample storage.

- Built-in cupboards with water drainage to prevent damage.
  - Still and sparkling water tap.
  - Owners willing to leave fridge and outdoor lounge set.
  - **Entertainment:**
    - 65-inch TV.
    - Overhead heaters, fan, and insulated, waterproof, and fireproof finishes.
  - **Smart Blinds:** Fiberglass blinds with app control and weather protection.
  - **Independent Hot Water:** Supplies the cabana and outdoor shower.
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## Gym

- Fully equipped with:
    - Hand weights.
    - Les Mills Pump equipment.
    - Sauna, kitchenette, wine fridge, and outdoor hot shower.
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## Movie Room

- Luxurious seating, including a leather movie lounge, queen-size sofa bed, and media equipment for an immersive experience.
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### *45 Kipling Drive, Bateau Bay*

Discover a luxurious, feature-packed residence designed for modern living, with state-of-the-art technology, exceptional convenience, and stylish comfort. Below is an extensive overview of the property's premium inclusions:

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#### General Features

- **Security:** All windows and doors are equipped with independent locks, monitored alarm sensors, and optional back-to-base monitoring via an app.
- **Smart Surveillance:** 4K security cameras throughout, accessible via app with 3TB backup storage.
- **Remote Access:** Front door and garage are app-controlled, with an external electronic keypad for secure entry.
- **Biometric Security:** Cellar door features a biometric keypad for enhanced security and separate arming capabilities via an app.
- **Seamless Connectivity:** Ubiquiti Wi-Fi mesh extenders ensure strong, uninterrupted signal throughout the property, managed via an app.
- **Optic Fibre:** Direct-to-premises fibre-optic internet.
- **Electric Vehicle Charging:** Tesla fast charger hardwired near the driveway.
- **Sustainable Power:** 14KW solar system with 15KW batteries (12 years warranty remaining). Off-grid capabilities with automatic blackout backup lasting up to one week for essential circuits. Monitored via an app.
- **Smart Home Integration:**
  - Solar-heated pool.
  - Automated pool cleaning and chemical management.

- Fully automated landscaping irrigation with rain sensors, controlled via an app.
  - Smart lighting, air conditioning, and blinds throughout the home, operated via app or pre-programmed schedules.
  - App-controlled sound system in the cinema room and pool area.
  - **Water Pressure:** Commercial-grade variable speed pressure booster pump ensures consistent water pressure.
  - **Gas Supply:** Two large gas bottles servicing indoor and outdoor kitchens and BBQ.
  - **Additional Solar:** Independent solar panel with a trickle-charge outlet on the front deck for charging equipment.
- 

## Upstairs

- **Luxury Bathroom:** Treated shower glass eliminates the need for cleaning products. Heated floors.
  - **Automatic Features:** Sensor-activated lighting in the bathroom and walk-in closet.
  - **Upgraded Kitchenette:** Includes still and sparkling water on tap (transferable contract).
  - **Smart Outdoor Blinds:** Fiberglass blinds with independent operation, app control, and wind-activated retraction for protection during high winds.
  - **Enhanced Glass:** Treated veranda glass for easy maintenance.
  - **Remote Access:** Front door and garage door both app-controlled, with battery backup.
- 

## Downstairs

- **Cozy Living:** Fireplace with tinted windows and blackout blinds.
  - **Spa Experience:** Corner spa in the main bathroom, app-controlled for ultimate convenience.
  - **Practical Storage:** Dedicated space for wood storage and the home's off-grid power system under the deck.
- 

## Outdoor Cabana

- **Pool:**
  - 130,000-liter solar-heated pool with a beach area and integrated spa, recently resurfaced with "Jewels for Pools."
  - Fully automated pool cleaning robot, controlled via app.
- **Outdoor Kitchen:**
  - Double BBQ with range hood, 90cm Ilve oven, and large island with ample storage.

- Built-in cupboards with water drainage to prevent damage.
  - Still and sparkling water tap.
  - Owners willing to leave fridge and outdoor lounge set.
  - **Entertainment:**
    - 65-inch TV.
    - Overhead heaters, fan, and insulated, waterproof, and fireproof finishes.
  - **Smart Blinds:** Fiberglass blinds with app control and weather protection.
  - **Independent Hot Water:** Supplies the cabana and outdoor shower.
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## Gym

- Fully equipped with:
    - Hand weights.
    - Les Mills Pump equipment.
    - Sauna, kitchenette, wine fridge, and outdoor hot shower.
- 

## Movie Room

- Luxurious seating, including a leather movie lounge, queen-size sofa bed, and media equipment for an immersive experience.
- 

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## Downstairs

- **Cozy Living:** Fireplace with tinted windows and blackout blinds.
  - **Spa Experience:** Corner spa in the main bathroom, app-controlled for ultimate convenience.
  - **Practical Storage:** Dedicated space for wood storage and the home's off-grid power system under the deck.
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