

# McGrath



PROPERTY ADDRESS: 31 Grove Road, Wamberal

|                                  |  |
|----------------------------------|--|
| Land size                        | 731sqm   |
| Does this property have solar?   | Yes – 10kwh PV system with SolarEdge single phase inverter |
| Is the property owner occupied?  | Yes  |
| Is the cook top gas or electric? | Electric - Induction                                       |
| Is there any heating or cooling? | Ducted upstairs, split system downstairs                   |
| Is there NBN?                    | Yes  |
| Is there any additional storage? | Yes – storage throughout                                   |

Additional Features:

- **Water filtration system** – throughout the whole house
- **Outdoor kitchen** Matador 6 burner Gas BBQ, with sink (hot & cold water), double bar fridge, cabinetry and rangehood
- **Irrigation** - sprinkler and dripline system in front and back yards – reaches all of the garden.
- **Laundry** – setup for two washing machines and two dryers, internal clothes line.
- **Sauna** - Vikara Epoch 3 person traditional sauna
- **Batteries** - 2 x Tesla Powerwall 2 (13.5kWh each)
- **Pool** – salt chlorinate, no heating