



PROPERTY ADDRESS: 108 Albany Street, Point Frederick

Land size	613sqm
Does this property have solar?	No
Is the property owner occupied?	No
Is the cook top gas or electric?	Electric (gas point directly underneath cooktop if wanting gas)
Is there any heating or cooling?	2x Daikin ducted air condition systems, fireplace
Is there NBN?	Yes (fibre to the premies)
Is there any additional storage?	Yes – storage throughout

Additional Features:

Bedrooms

- Custom timber cabinetry throughout with polyurethane doors
- 360 Rotating show rack (fit up to 24 pairs)
- Led lighting
- 21m engineered American oak flooring throughout

Main Bedroom

- 360 Rotating shoe racks (fits up to 60 shoes)
- Custom Timber veneer cabinetry with glass doors
- Led lighting
- 21m engineered American oak flooring

Bathrooms

- Heated towel rails
- Super white marble benchtops
- Inbuilt shaving cabinets
- In-wall Geberit toilet systems
- Dual shower heads
- Floor-to-ceiling tiles
- Free standing bath
- Ceramic full panel feature walls
- Johnson Swisse tapware
- Glass Led Draws
- Led lighting

Kitchen

- Real timber veneer doors with polyurethane clear finish and coloured internal carcasses
- Custom built commercial cool room with Cabero evaporator & heated door
- Integrated freezer
- Pyrolytic steam oven

Additional Features:

Kitchen

- Plate warming draw
- Combi microwave/ oven
- 50mm porcelain bench
- Glass led draws
- 2 x pullout pantries
- 2 x integrated Bosch dishwashers
- Travertine tiles flowing throughout entire home

Living & Dining

- Luminar 6000 inbuilt fireplace (heats up to 180sqm)
- Custom wine cellar (capacity: 144 bottles)
- Inbuilt real veneer cabinetry with backlit led and glass led draws

Wellness Room

- Custom steam room with shower
- Smart toilet
- Solid Black Nero Marble carved - freestanding basin

Theater

- Paradigm tower speaker system – Founder Series 80F
- 120-inch projector screen
- Inbuilt cabinetry with Microwave & bar fridge
- Paradigm Defiance X15 subwoofer

Laundry & Outdoor

- Signature Series S300 Beefeater BBQ
- 10kg washing machine
- 9kg heat pump dryer
- 2 x cloths hamper draws

Other Features

- Double-glazed commercial windows
- 2 x Daikin ducted air-conditioning systems (remote access)
- Hikvision intercom with remote access
- Hilook Hikvision 6MP security system with remote access
- Bosch 6000 alarm with garage door opening by remote access
- Tv points and dual cat 6e network points in all rooms and alfresco
- Natural gas connection
- 2 x 26L Rinnai instant hot water systems
- Custom metal front door
- Censored LED lighting throughout
- Metal mesh fly screens on all windows
- Doors keyed alike
- Child locks on all windows
- Vogue Alucobond matte black garage door
- Aspen white sandstone cladding throughout (Tile Gallery)
- Frameless architectural door jambs (Euro Jamb)
- Solid core doors with oak door handles
- Concealed hidden doors with hold open function