

## **Additional Features of 12a Poppy St**

Security alarm system

2 Ring hard wired security cameras – 1 to patio, 1 to front of house

1 Ring security camera doorbell to front door

5.13kW Enphase Smart Solar with 19x270W panels and 19x Enphase S230 inverters

New 250L hot water system (installed May 2025)

New Hitachi ducted air conditioning system ( installed May 2025)

2.5m ceilings throughout including patio

Ducted vacuum system

Insinkerator to kitchen sink

Fisher and Paykel double draw dishwasher

Free standing 900mm Ilve oven with 5 burner gas cook top and electric oven

Plumbed water to fridge space

NBN fibre to premises

Ethernet network cable to main bedroom, lounge and garage

New LED downlights throughout house installed June 2024

LED pendant lights with dimmer switches to dining room and kitchen bench

4 double power points in kitchen:

- Double power point to walk-in pantry for kitchen appliances
- Double power point to end of island bench for kitchen appliances
- Double power point with USB charge port to side kitchen bench
- Double power point with switch for Insinkerator to rear kitchen bench

5 double power points to garage

1 double outdoor power point to patio

1 double outdoor power point to rear of house

3 double power points to lounge/dining

2 double power points to each bedroom

Double power points to main bathroom and ensuite

1 double and one single power point to laundry

40mm Caesarstone bench tops to kitchen

Walk in robe to master bedroom with built in deep storage shelf above 3 hanging rails

Sliding door robes to bedrooms 2, 3 and 4 each with built in deep storage shelf above hanging rail and built in 5 shelf storage at one end of each robe

2 linen cupboards both with double sliding doors and 5 built in shelves, one with broom cupboard at the end

Drive through with roller door to rear of garage with 3<sup>rd</sup> car space

Built in work bench with large built in 5 shelf storage beside

Tiled patio

3 outdoor taps with hose fittings

Double gate access to front yard