

# OCEANSIDE

PROPERTY

## ADDITIONAL INFORMATION - 9 NETHERBY RISE

### Materials:

- Polished concrete floors
- Whian Blackbutt timber flooring upstairs
- Sustainable & environmentally friendly ROCKCOTE Marrakesh bathroom render/finish in both bathrooms
- Locally sourced timber (Bathrooms, Kitchen bar, Claddings & Decking)
- External timber is spotted gum
- DEKTON kitchen benchtop

### Technical features:

- 7.04 KW Solar system with REDBACK power management and battery system.
- Ducted DAIKIN aircon (2 x 10kw)
- Underfloor heating (Ensuite)
- Newest LED lighting throughout with CLIPSAL ICONIC switches (connectable to smartphone)
- SIEMENS induction cooktop
- SIEMENS ovens (two)
- HAEFELE wine fridge
- Builtin Fridge/Freezer
- SIEMENS dishwasher

### Other features:

- 2.5 years builders warranty (on structural issues)
- Fireplace
- North and south-facing deck
- Wrap around balcony with movable shutters
- Full height sliding glass doors (Custom made by AGS Aluminium Windows & Doors)
- Sprinkler system covering the entire outdoor area
- SHADOWSPEC umbrella
- Laundry chute
- Zero-gravity window blinds
- Remote controlled garage door