

## **22 Norfolk Street, Killara 2071**

### **Building**

Reticulation system for termite protection  
Full roof sarking with ceiling insulation R3.0 and wall insulation R1.5  
Automatic opening garage door  
Storage area within garage  
Reverse cycle air-conditioning 8.5hp with 3 zones and 15 outlets  
Solid western red cedar timber double front doors  
Extensive use of steel RSJ beams and posts in frame from concrete slab to roof  
Full Oregon framing  
Comprehensive concrete piling of slab to rock  
Multiple coats of quality paint  
2.9 metre ceilings on ground floor  
2 Jetmaster fireplaces with full double brick chimneys  
Gas hot water system – Rinnai 32 with 1 controller

### **External**

External gas point for barbeque  
Automatic slide gate together with electronic pedestrian gate with video intercom mounted on external pillars and internal monitor handset  
Multiple fountains  
10,000 litre underground water tank with pump, servicing toilets, laundry and external garden tap  
2 urns on short columns in pool area

### **Internal**

Multi sensor alarm  
Cat 5 cabling running from patch panel in study to six outlets throughout house  
Fully fitted-out walk-in robe in Master bedroom  
Foxtel and Bigpond cable access points  
5 TV points  
Forest Red kiln dried solid timber flooring on ground floor

Bose lifestyle home entertainment system with VS-2 video enhancer, which provides 5.1 surround sound in entertainment room, including solid jarrah entertainment unit with Panasonic TH50PZ700A Viera Plasma television

Separate sound from Bose slave amplifiers connected to Bose Lifestyle home entertainment system in casual living area and outdoor patio

Full Portelli joinery throughout – polyurethane cabinets, Hettich soft close drawers, Ceasarstone bench tops and splash backs

Master bedroom with built-in glass door cabinet, tea making facilities and bar fridge.

Fisher & Paykel twin drawer dishwasher

St George electric wall oven

St George gas cook top

Kleenmaid Range hood

GE twin door fridge and freezer with filtered water point

Samsung fridge within laundry cabinetry

LG Microwave

American imported light fittings, reading spotlights above bed areas

Custom made, pure silk curtains in lounge and dining rooms

Window shutters throughout

Spa bath in master bed ensuite

Frameless shower screens

### **Swimming Pool**

Pool size: 12 metres x 4.5 to 5.5 metres

Pump: Hurlcon CX320 1.5hp

Hurlcon RX360 sand filter

Chlorinator: Hurlcon VX11T saltwater

Heater: Viron 450 gas heater

Water feature: 900 sheer decent with fibre optic lighting and separate pump

Cleaner: Jetvac with separate pump

Pool lighting: Internal spotlights

4 venturi spa jets with separate pump

Quartzon finish.

Solar heating plumbing to house with electrical connections already installed