



888 Forktree Road, **Carrickalinga**

Information from the *owner*

What first attracted you to this property?

The amazing views!

Why are you moving or selling?

Change in personal circumstances.

What do you believe are the major benefits of living in or owning this property?

The feeling of space and serenity.

Have you completed any renovations or additions?

We have created a studio space using the existing shed down the property.

5 / **3** / **6** / **8**
Bed / Bath / Car / Acres

What is the parking situation?

Roller door double garage, 12x12 meter shed and ample parking on the property.

Where is the electricity box located?

The electricity box is located on the south facing outside wall of the garage.

Where is the hot water system located?

The SolarHart hot water system is located on the north facing roof.

Is there air-conditioning or heating installed?

Two split system air-conditioning, one in main bedroom and one in living room servicing the remainder of the house.

Information from the *owner*

What are the nearest transport links?

Bus stop at Normanville.

Is there any additional storage?

Yes, plenty in the laundry and outside of the main bedroom.

Where are the roof access points?

The man hole is in the double garage.

What inclusions are to remain with the property?

The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included. as well as the outdoor alfresco BBQ and power station/battery and solar panel for the off-grid studio, Netgear Orbi Wifi extender pack of 3 providing 500m around the house of wi-fi coverage on the property.

Please note any other benefits or features of the property you would like to inform buyers about:

Solar and battery system - we don't have electricity bills, Plenty of wood in the woodshed and on the property to use over the coming winters for the fireplace and outdoor firepit , ducted vacuuming system, fenced off areas for alpacas/sheep, several areas for entertaining, a stable for animals.



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RLA 275403

This information should not be relied on. Interested parties should make & rely on their own enquiries.