

# OC

908 Brookman Road,  
Kuitpo



# From the Owners - Insights & Extras

What first attracted you to this property?

**The lifestyle and the horse paddocks.**

Why are you moving or selling?

**New build purchase.**

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

**Work life balance, proximity to southern shopping centres and open breath taking views.**

Have you completed any renovations or additions?

**Additional extension adding two bedrooms, laundry, powder room, living room and study.**

Where is the electricity box located?

**Main shed.**

Where is the hot water system located?

**2 heat pump systems in main residence and extension.**

Is there air-conditioning or heating installed?

**2 reverse cycle systems for zoning on one air touch controller.**

What is the parking situation?

**4 car parking carport plus double garage and large carport of main shed.**

What are the nearest transport links?

**Seaford. Tatachilla school has our address as designated stop.**

Is there any additional storage?

**Plenty of storage throughout including with renovations and all bedrooms have robes.**

Where are the roof access points?

**Main residence hall, study and bedroom in extension.**

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.**

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

**The property offers excellent horse facilities, including a well-maintained dressage arena, making it ideal for equestrian use. It is also equipped with a 900mm oven and cooktop, providing a high-quality kitchen setup that's perfect for cooking and entertaining.**