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31 Lindeman Crescent, Banya, (Aura) 4551



| | |
|------------|--------------------------------------|
| Bedrooms | Three / Four |
| Bathrooms | Two |
| Garage | Double Garage |
| Features | Ducted Air, Solar, Study Nook, Media |
| House Size | 215m2 (23 Squares) |
| Land Size | 391m2 |

Appraisal Summary:

At only twelve months old, and immaculately presented, 31 Lindeman Crescent is designed to have a spacious feel with larger room sizes and living areas.



Three bedrooms with a media room that can easily be made into a fourth bedroom, giving the owner multiple living options, and tailoring to a variety of family sizes and situations.

The master bedroom is at the rear of the property with an expansive walk-in wardrobe and spacious ensuite. Bedrooms two and three are to the front of the property, each with built-in wardrobes and located to offer privacy to the remainder of the home.

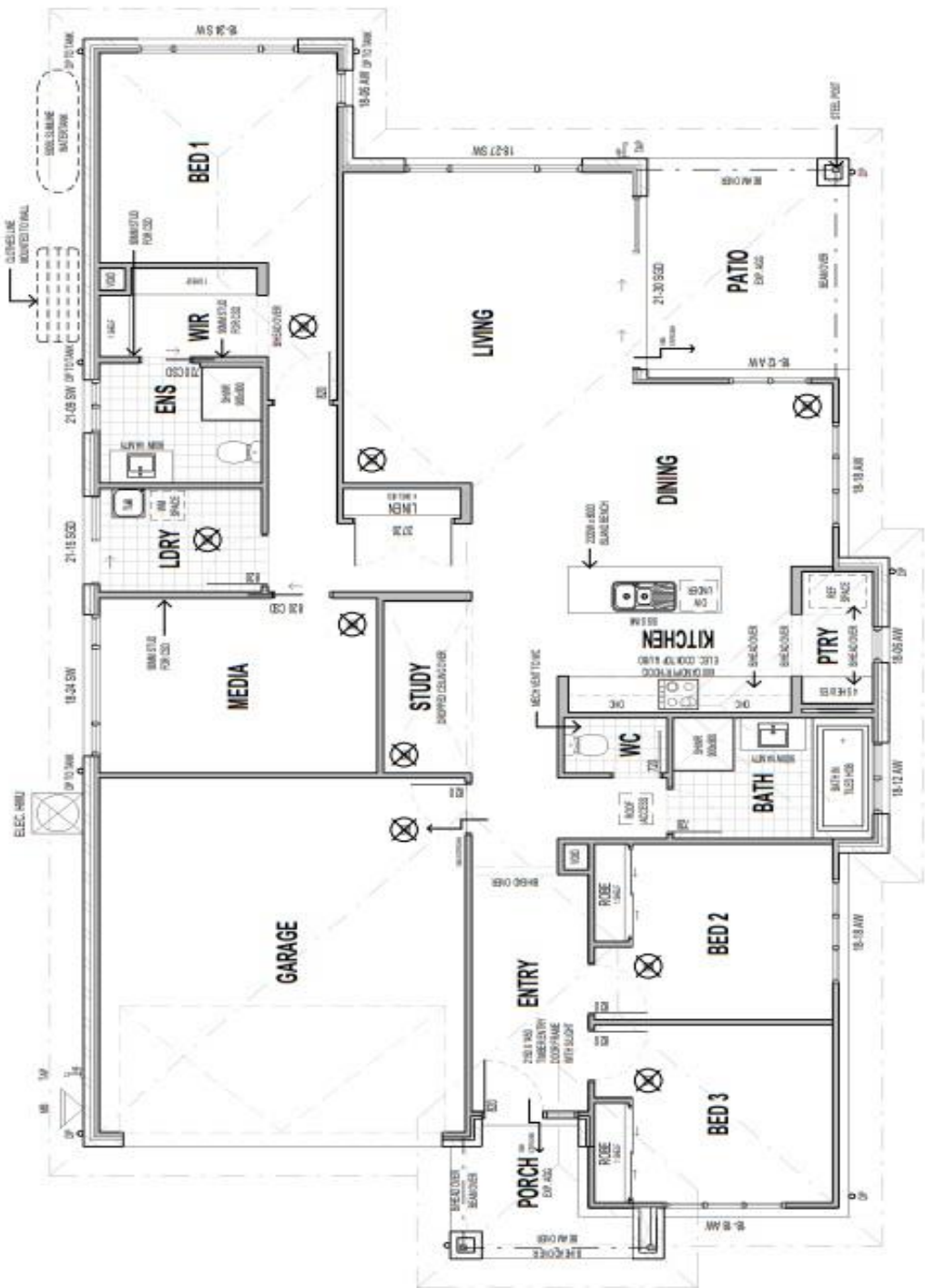
A centrally located study nook and a privately situated, spacious media room with cavity sliding door allow for dual living areas.

Plenty of room in the kitchen with stone bench tops, stainless steel appliances and walk-in pantry, separate dining and living areas, clothes drying court from the laundry, double garage with remote controlled panelift door, and private outdoor entertaining area.

An abundance of quality, upmarket inclusions throughout including ducted air conditioning and 600mm x 600mm porcelain floor tiles. Fully finished with sunblock pulldown blinds, fly screens, 5000L water tank, and fully fenced with double side access gates, completely turfed back garden with turf and decorative garden beds to the front elevation.

Built by a well-known, reputable, local, private builder with the current owners adding \$12,000 worth of solar panels and \$2,000 worth of security cameras.

Owners have built their next home within Aura and have now vacated, providing a unique opportunity for the savvy buyer. Available Now!



Inclusion List:

- Colorbond roof (Custom Orb) profile with Anticon insulation blanket to the underside of the roof sheeting
- Colorbond roof to front entry porch, ceiling lined and sealed with cement rendered brick support column and feature bulkhead
- Colorbond fascia and gutter
- Concrete floor slab on perimeter in-ground concrete footings
- Brick external walls, cement rendered and painted with James Hardies Scyon Linea external weatherproof cladding to part of side and front elevation, sealed and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind external cement rendered brickwork and Hardies Linea board weatherproof external cladding
- R1.5 Batts providing additional insulation behind Hardies Linea board weatherproofed cladding
- Pest resistant timber frames throughout
- Feature coffered ceiling to front entry
- 2.550 metre (8 foot 6 inch) high ceilings throughout
- Powder coated aluminium windows and glass sliding doors
- Flyscreens to all opening windows and glass sliding doors
- Sun-block, pull-down blinds to all windows and glass sliding doors
- 600mm x 600mm porcelain floor tiles to front entry, hall, living area, dining room, kitchen, study area, bathroom, ensuite, wc and laundry
- Quality range of carpet to media room, bedrooms, built-in wardrobes and master suite walk-in wardrobe
- Decorative 820mm wide wooden front entry door within a 2150mm front entry doorframe with decorative, glass side panel



- Ensuite to bedroom one with close-coupled dual flush wc with 'soft-close' lid and seat, semi-gloss laminated vanity cupboards and drawers with stone vanity bench top, vitreous china square shaped basin inset in bench top, flickmixer tapware and brushed chrome trim to full



- width mirror above. 1100mm x 900mm wide shower with clear safety glass shower screens and pivot access door, adjustable shower rose fitted to flexible chrome hose, chrome towel rail, chrome wc paper holder, floor wastes, exhaust fan-heater-light to ceiling, and cavity sliding access door
- Spacious main bathroom adjacent to bedroom two with acrylic bath tub, laminated vanity cupboards and drawers with stone vanity bench top, vitreous china square shaped hand basin inset in bench top, flickmixer tap and full width mirror above. Chrome trim to clear safety glass shower screens and pivot access door, adjustable shower rose fitted to flexible chrome hose, chrome towel rail, floor wastes and light-heater-exhaust fan to ceiling
- Separate wc adjacent to bathroom with close-coupled dual flush toilet with 'soft-close' lid and seat, chrome plated wc paper holder and privacy lock to swing access door. Airflow exhaust fan in ceiling.
- 2.0 metre wall tiling in both showers, splashback tiles above vanities, bathtub, laundry tub and above kitchen bench tops
- Built-in wardrobes to bedrooms two and three, each with painted top shelf, bank of painted side shelves, chrome plated hanging rail and brushed chrome trim to vinyl faced sliding access doors
- Walk-in wardrobe to master suite, painted top shelves, two banks of painted side shelves, chrome plated hanging rails and open access with feature bulkhead ceiling to entry
- Separate study nook with power points installed
- Double swing door linen cupboard adjacent to laundry with four rows of painted timber shelves
- Broom closet with overhead shelf to laundry

- Hardwired smoke detectors with battery backup in ceilings inside and outside bedrooms as per legislation
- Three blade ceiling fans to living area, media room, bedrooms and outdoor entertaining area
- Ducted air-conditioning installed throughout
- 3 tv points, media room, living area and master suite
- Two phone/data connection points; kitchen and under study desk top
- House is prewired for telephone connection and the National Broadband Network
- Circuit breakers and earth leakage safety switches installed throughout house
- LED down lights throughout; fluorescent tube to double garage and downlight in eave outside laundry to illuminate clothes drying area
- Flush faced internal doors with chrome lever type door handles
- Cushion or cushion clip-on door stops to all internal doors
- Timber architraves and skirting boards
- 75mm covered plaster cornice to ceilings throughout
- Plasterboard internal linings to walls and ceilings
- Water resistant Versalux wall linings to wet areas
- Stone bench tops to kitchen with semi-gloss laminated floor cupboards and drawers, contrasting coloured wood grain overhead cupboards. Westinghouse stainless steel faced fan-forced under bench oven, under bench microwave space, Westinghouse ceramic cook top, Westinghouse stainless steel retractable rangehood, tiled splashback above bench top to underneath overhead cupboards, stainless steel faced dishwasher, 1½ bowl stainless steel sink and drainer with flickmixer tap, walk-in pantry with four rows of melamine shelves, concealed fridge recess with water connection and wide stone island breakfast bar
- Separate laundry with large stainless steel Everhard laundry tub inset in stone bench top, concealed washing machine taps, laminated floor cupboards, glass sliding exit door to exposed aggregate concreted floor clothes drying area



- Foldaway clothes hoist supplied and installed with concrete pathway
- 250 litre electric hot water system installed
- Double garage with remote controlled automatic opening Panelift door (2 hand held remote controls and one wall mounted) with internal access
- Exposed aggregate concrete drive to garage and footpath to front entry
- Roofed outdoor entertaining area with exposed aggregate concrete patio, ceiling lined and sealed, steel support column, and weatherproof double power point
- 1.8 metre high close butted and capped timber paling fence to side and rear boundaries. Double access gate to side boundary and single side access gate to front elevation
- Fully turfed back and front with decoratively planted landscaped garden beds to front boundary
- Pest control treatment in compliance with Australian standards
- Engineered designed footings, floor slab, timber frames and roof trusses
- Painting: 3 coat system, primer or undercoat and 2 topcoats, gloss paint to internal doors, skirting boards and architraves
- Decorative letterbox and tv antennae supplied and installed
- 2 external garden taps
- 5,000 litre rain water tank supplied and installed, connected to both toilets and laundry cold water supply
- 13.28KW solar system installed onto roof, fully functionable and fully paid
- CCTV security system supplied and installed with night vision, storage and phone app control
- Queensland Building Construction Commission 6½ year structural warranty

**Total Price; House, Land
& With Above Inclusions**

\$899,000

