

38B Avonead Road - Contents To Remain

November 2, 2009

1 External

1.1 Garden

- Plants (excluding pots)
- BBQ (excluding gas bottle)
- Deck umbrella
- Spa socket and RCD
- Speakers to soffit
- In-ground irrigation piping and sprinklers/drippers

1.2 Garage

- Light fittings
- Work bench
- Door opener

2 House

2.1 Kitchen

- Dishwasher
- Range
- Range hood
- Blinds
- Bar stools

2.2 Laundry

- Tub

2.3 Dining Room

- Curtains
- Lights
- Speakers to ceiling

2.4 Lounge

- Pellet fire
- Lights
- Wall mounted speakers

2.5 Hallway

- Lighting
- Book shelves
- Heat pump

2.6 Toilet

- Blind

2.7 Bathroom

- Blinds
- Lighting

2.8 Master bedroom

- Curtains
- Ceiling fan
- Wardrobe hangers and shelving
- en-suite cabinet

2.9 Bedroom 2

- Curtains
- Wardrobe hangers and shelves

2.10 Bedroom 3

- Curtains
- Wardrobe hangers and shelves

2.11 Bedroom 4

- Curtains

2.12 Entrance

- Curtains

3 Points to note

- Wood pellet fire
- Heat pump
- Heat transfer unit from lounge to 2 bedrooms
- Bathroom fan extracted to exterior
- Range hood vented to exterior
- Underfloor insulation
- Loft insulation
- External walls to kitchen/toilet/bathroom/bedroom insulated
- Most internal walls insulated
- Re-wired
- New fuse board
- Sky dish to remain
- Gas cooking and hot water
- Pop-up sprinklers to rear lawn
- Off-drive parking
- Avonhead Primary/Riccarton/Villa Maria Zoned