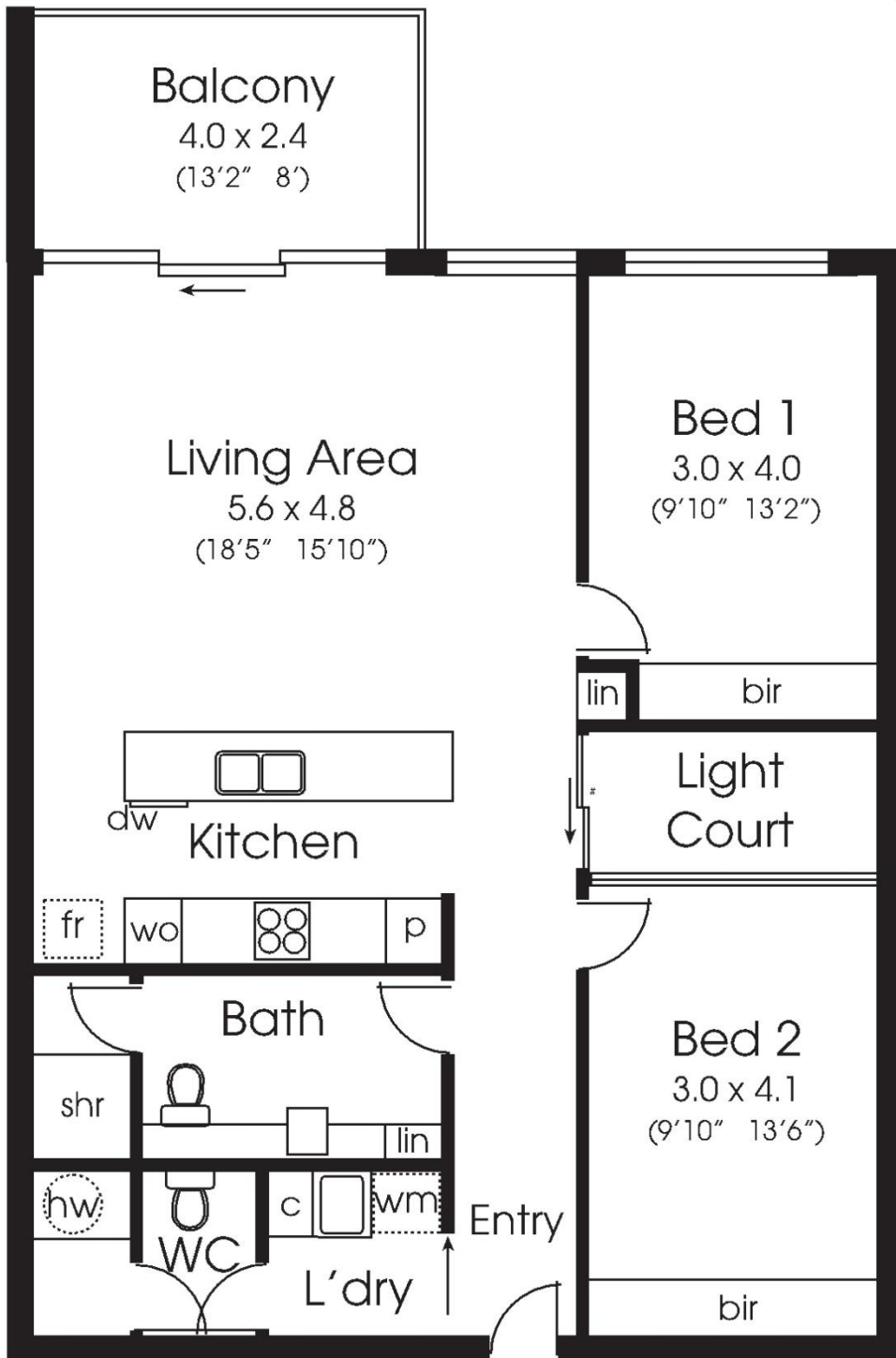


# The Kingfisher



\*all measurements approximate

# light court- door on level 1 - window on level 2

Note: Area sizes and room dimensions are nominal only and subject to minor variations.

# Inclusions...

## Internal Features

- 24 hr Emergency response system
- Automatic internal door opener
- Essa stone island bench tops
- Mixer taps for easy use
- Raised toilet bowl and seat
- Shower with swing door and massage hose
- Wider doorways and passageways
- Dishwasher drawer
- Large storage drawers
- Power points elevated above skirting boards
- Microwave and oven easy access with safety switch
- Ceramic cooktop
- Ducted air-conditioner with individual controls in each apartment
- Light wells to each apartment which gives cross ventilation into bedrooms
- Auto louver window openers
- Built-in robe to both bedrooms
- TV and phone points in all bedrooms, ample power points
- Good sized balcony catching northern winter sun
- Angled louvers outside to reduce summer sun on windows
- Dimmers on all lights
- 2 grab rails per apartment available
- High ceiling - 2.7m

## External Features

- Secure undercroft parking
- Large remote control roller door with auto lighting
- Lock up storage area in carpark
- Fire doors at entry to apartments
- Auto opening doors all throughout building
- Rubbish bins undercover
- Trolley to use for shopping and washing
- Gopher parking provided

## Communal Facilities

- Big screen TV and DVD player on Level 2
- Workshop
- Veggie garden
- BBQ and picnic area
- Billiard table
- Library
- Commercial Dryer
- Walking trail

## Services

- Complimentary initial health assessment
- 2 hour free initial picture hanging service
- Masonic bus for residents' shopping and outings
- Variety of additional services available as required - e.g. cleaning, meals, etc - ask our team for further info.

