

Vendor Supplied Property Updates

16 Hemingway Place, Spencerville

- The main improvements to the property were firstly the outdoor area to the front of the property.
- The new fence across the front and the feature wall with lighting and access gate, raised planters and paved area including water feature.
- The cabin includes power, lighting and carpet.
- To the front of the driveway was the removal of a lot of bushes and trees to make way for the path leading to the door and the access gate to the garden along with substantial new planting , metal art and new post box.
- The cost of all that work is approx **\$50,000**
- To the kitchen area was fitted a new 900mm wide cook top and extractor. Renewed kitchen bench tops and new lighting and tap.
- Approx cost to kitchen area **\$4,000**
- New floor mounted heat pump in living room and new wall mounted heat pump in master bedroom. Approx cost **\$10,000**
- There are a few other small things around the property but of no significant value.
- The cabin was approximately **\$18,000**.