

# Reed & Co.

ESTATE AGENTS

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Relevant Sales  
*Coolum Beach*

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106/2 Richmond Close

[reedandco.co](http://reedandco.co)

## PROPERTY INFORMATION DOCUMENT

Built by Jason Warren of JW Construction completed December 2016. The house was designed and built to below maintenance with iron cladding, aluminium powder coated awnings and fittings and galvanised external footings. The composite decking used upstairs and down is maintenance free. All of the house and windows with the exception of 3 pieces of glass can be reached and cleaned from the ground or deck.

### ADDITIONAL FEATURES

Domas Domestic Lift

Automated boom gate entry

CCTV with constant recording and playback and back to base alarm system

5kw solar plus 1.2kw battery (Last electricity account was \$22-00)

Low E glass for high energy rating and insulation

Commercial grade glass curtains on deck

2 Bosch heat pump hot water systems, (one for main bedroom, one for balance of house)

15000l rainwater tank & pressure pump, plumbed to every deck and some outdoor taps (excellent for streak tree window and house washing)

Commercial grade sprinkler system (can use tank or town water supply). Master valve, programmable/app controlled from anywhere in the world with phone service (waters most of the property) .

Commercial grade garage doors and openers with safety sensors

Fully insulated including between the upstairs floor and downstairs ceiling to stop noise transfer.

3 phase power connected

All water to house is filtered, taps to isolate water from the house when absent Hot/cold/sparkling filtered water on tap

Integrated fridge and microwave/ convection oven, steam oven and warming drawer

Engineered French oak floors and pure wool carpet to bedrooms

Wireless electric blinds main bedroom, pelmets built in pelmets to living, dining & office for hidden blinds if wanted

Ethernet cabling to upstairs TV, main bed TV, downstairs TV, Office & office cupboard for printer,

NBN about 44 megabits per second (faster plans available)

Wired wifi repeaters in living, main bedroom & downstairs,

Sweep away vac in kitchen

Gutter guard to all guttering

Gardens - approximately 800 plants, lots of grevillea, crepe myrtle, lemon myrtle, the 4 big trees are Eumundi, lots of euphorbia's, couple of different lemon & limes, orange fig, cherry guava, olive, wollemi pine, camellia, banksia birthday candles, flowering gums, etc

Drainage - in addition to the visible spoon and grate drains, there are four drains under the gravel down the side of the driveway and house, 2 further drains under the gravel outside the retreat, along with a drain the complete length of the back lawn under the gravel.

Agpipe drainage around the entire perimeter of the house.

Unity water have installed drainage on their adjoining property and we had body corp install two drains next to the driveway

Sewer pump - Oversized, basically the same as the common area pump in Papillon situated at lot 103.

All waste goes to tank, 2 large grinder pumps work alternatively to macerate the waste, when it gets to a certain level auto pumps it to papillon holding tank.

# Relevant Sales | Coolum Beach



6 Geeribach Lane | Yaroomba  
4 Bed | 3 Bath | 2 Car  
Sold 23/09/2022 | \$5,300,000



514/63 Coolum Tce | Coolum Beach  
4 Bed | 3 Bath | 3 Car  
Sold 06/05/2023 | \$3,500,000



28/87 Toolga Street | Mt Coolum  
5 Bed | 3 Bath | 3 Car  
Sold 24/01/2023 | \$3,000,000



4318/1808 David Low Way | Coolum Beach  
4 Bed | 5 Bath | 4 Car  
Sold 07/10/2022 | \$3,600,000

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*A fresh* approach to Noosa's  
prestige property market.

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**Kate Cox**  
0438 695 505  
[kate@reedandco.co](mailto:kate@reedandco.co)



**Tony Cox**  
0402 003 773  
[tony@reedandco.co](mailto:tony@reedandco.co)

