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Maverix Private Build Range

"Felix"



Photo for illustration purposes only

Bedrooms	Four
Bathrooms	Two
Garage	Double Garage
Features	Ducted Air, Study, Raked Ceilings
House Size	180m ²
Suit Land Size	300 m ² & more

Appraisal Summary:

Customizable yet complete. 100% finished and ready to move in; the *Felix* floor plan is cleverly designed to fit a four bedroom, family sized home onto blocks with 10m frontage.

Four bedrooms with a small study to the front, main bedroom to the rear with walk-in wardrobe and ensuite, built-in wardrobes to bedrooms two, three and four all with mirror sliding access doors.

2550mm (8 foot 6 inch) high ceilings to bedrooms and service areas with feature raked ceiling above kitchen and living areas.

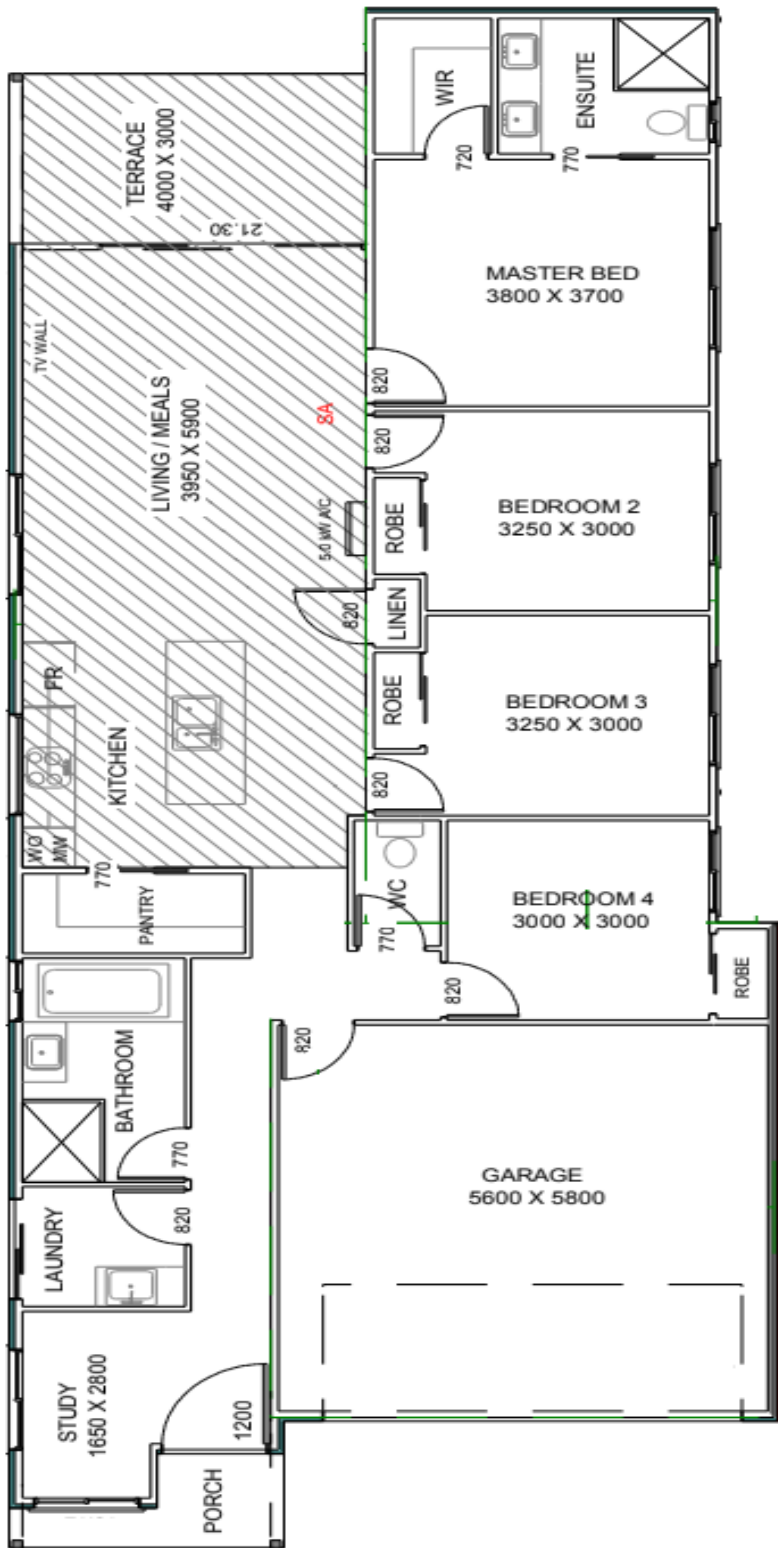
Very impressive kitchen with stone benchtops, 'soft-close' cabinetry, wall oven with microwave space above, dishwasher, walk-in pantry, twin rubbish bins in cupboard, water connection to fridge recess, several wide drawers and island breakfast bar.

Flyscreens to all windows and glass sliding doors, ducted air-conditioning throughout, separate laundry, double garage, concrete side boundary footpath, fully turfed and landscaped front and back gardens, fully fenced with side access gate; ready to move in.

The *Felix* package is built by a local, hands-on builder who ensures a high-quality construction and efficient build times.

Note: The MaveriX Property Marketing Private Built Range are designed to offer fully finished, ready to move in packages to those who have sourced or are in the process of sourcing their own land. These packages have been previously built by private, local builders who maintain their copyright for all plans and specifications. While inclusions can be customised and floor plans altered to suit your block, aspect, dimensions, budget or needs, these packages are designed to be purchased 'as is' and are quoted accordingly.

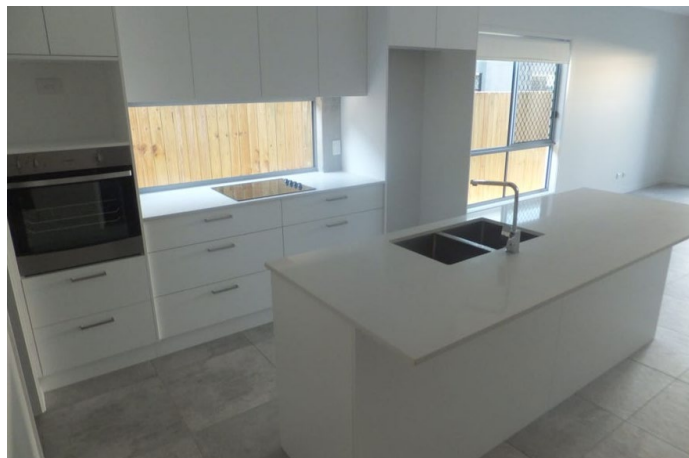
Please enquire for further information, to build, or to discuss customisation.



Inclusion List:

- Colorbond roof (Custom Orb) profile, 15.0 degree pitch with 55mm Anticon insulation blanket to the underside of the roof sheeting
- Colorbond roof to front entry porch with two 135mm x 135mm stained hardwood timber support posts
- 7.5 star energy efficiency rating attained
- Colorbond fascia and gutter
- Concrete floor slab
- Mixture of Hardies weatherproof external cladding, sealed and painted and cement rendered and painted brickwork to front façade, side and rear boundaries
- Sisalation (moisture proof barrier) fixed to timber frame behind all external cladding
- R1.5 Batts providing additional insulation behind all external wall cladding
- T2 Pest resistant timber frames and roof trusses throughout
- 2.550 metre high ceilings to bedrooms and service areas, with feature raked ceilings above kitchen and living areas
- 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 (\$2,000 allowance)
- Timber feel 5mm vinyl premium plank flooring to all bedrooms, wardrobes, front entry, study, hall and living-meals area
- Quality range of 450mm x 450mm ceramic tiles to bathroom, ensuite, wc and laundry
- Humes 1200mm wide feature front entry door
- Ensuite to bedroom one with back to wall rimless wc with 'soft-close' lid and seat, laminated vanity cupboards, 'soft-close' doors and drawers, with 20mm stone vanity bench top, vitreous china twin basins with frameless edge full width mirror above, semi frameless glass shower screens and pivot access door, chrome shower hose and adjustable rose on adjustable vertical chrome column, chrome double towel rail, chrome wc paper holder, decorative Smart tile floor wastes, light-exhaust fan to ceiling and cavity sliding access door

- Main bathroom adjacent to bedroom four with Aifol Spello 1580mm long freestanding acrylic bath tub, laminated vanity cupboards, 'soft-close' doors and drawers, with 20mm Caesarstone vanity bench top, counter top vitreous china basin with full width frameless mirror above, semi frameless clear safety glass shower screens and pivot access door, chrome shower hose and adjustable rose on adjustable vertical chrome column, chrome double towel rail, decorative smart tile floor wastes, light-exhaust fan to ceiling and swing access door
- Toilet (wc) opposite main bathroom with rimless back to wall dual flush unit with 'soft-close' lid and seat, chrome plated wc paper holder, exhaust fan and privacy lock to swing access door
- Chrome plated 'Abey' or similar quality mixer tapware to kitchen, bathroom, ensuite and laundry
- 1.8 metre high wall tiling in both showers, splashback tiles above vanities, bathtub, laundry tub and above kitchen bench tops. Skirting tile to double garage perimeter concrete floor
- Built-in wardrobes to bedrooms two, three and four, each with Customwood smooth surface sealed and painted top shelf, chrome plated hanging rail and two mirrored faced sliding access doors
- Walk-in wardrobe to master suite, Customwood smooth surface sealed and painted top shelves, bank of side shelves, chrome plated hanging rails and swing access door
- Swing access door to master suite
- Single swing door linen cupboard between bedrooms two and three with four rows of white Melamine shelves



- Hardwired smoke detectors with battery backup in ceilings in all bedrooms and in hallways outside bedrooms in compliance with new safety regulations
- Ceiling fans to all bedrooms dining/living area and terrace (6)
- Ducted air-conditioning throughout
- Tv point to living area and master bedroom (2)
- Two data connection points, study and living area
- House is prewired for telephone connection and the National Broadband Network
- Circuit breakers and earth leakage safety switches installed throughout house
- Energy efficient LED downlights to living area, meals area, study, entry hallway, master suite and walk-in wardrobe, kitchen, bathroom, ensuite, laundry, wc, front entry porch, rear terrace, 2 single batten lights to double garage and wall light to illuminate clothes drying area
- Humes decorative panelled internal doors with brushed chrome lever type door handles
- Cushion or clip-on door stops to all internal doors
- Draught excluder to front entry door
- Finger jointed pine architraves and skirting boards, splayed profile
- 75mm coved plaster cornice to ceilings throughout
- Plasterboard internal linings to walls and ceilings
- Water resistant Versalux wall linings to wet areas
- Smart Stone 20mm bench tops to kitchen with laminated floor, overhead cupboards and drawers, all with 'soft-close' feature. Beko stainless steel faced fan-forced wall oven with microwave space above, Beko ceramic cook top, Beko stainless steel integrated rangehood, feature tiled splashback above bench top to underneath overhead cupboards, Beko stainless steel faced dishwasher, double bowl under mounted stainless steel sink with quality flickmixer tap, walk-in pantry with 5 rows of melamine shelves, twin rubbish bins in cupboard drawer, 1000mm wide fridge recess with water connection and wide island breakfast bar
- Separate laundry with 45 litre stainless steel laundry tub inset in 20mm stone bench top, concealed chrome finished washing machine taps, 2 door laminated floor cupboards with soft close feature, glass sliding exit door to exposed aggregate concreted floor clothes drying area

- Foldaway clothes hoist supplied and installed
- Aquamax 315 litre electric hot water system installed
- Double garage with remote controlled automatic opening Panelift door (2 remote controls and one wall mounted) with internal swing door access
- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Front entry porch lined and sealed with two 135mm x 135mm stained hardwood timber support posts and exposed aggregate concrete floor slab
- Roofed outdoor entertaining (alfresco) area with 600mm x 600mm external grade (non-slip) porcelain floor tiled patio and 135mm x 135mm stained hardwood timber support post
- 1.8 metre high close butted timber paling fence to side and rear boundaries with one single side access gate (\$2,500 fencing allowance)
- Fully turfed back and front with decoratively planted garden beds to front, plain concrete footpath to north side boundary and decorative pebbles to south side boundary (\$5,000 landscaping allowance)
- Homeguard pest control treatment in compliance with Australian standards and local Council requirements
- Engineered designed concrete footings, concrete 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
- Letterbox and tv antennae supplied and installed
- 2 external garden taps
- Queensland Building Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee from settlement date

Total Build Price With The Above Inclusions

\$249,990

Note – No hidden fees! This price includes all site works, soil tests, connection fees, council fees, etc. Subject to builder approval and land assessment