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10 (Lot 7643) Lindeman Crescent,  
Banya, Aura, Qld, 4551



House Size	192.7 m2
Roofed Alfresco	10.8 m2
Front Entry Porch	4.1 m2
<b>Total House Size</b>	<b>207.6 m2 (22.3 Squares)</b>
Land Size	375 m2
Reg Plan No.	SP 327556 (Lot 7643)

## Appraisal Summary:

*Now complete by well known, respected and well organised local builders, as reflected in the number of their houses under construction in Aura at the moment.*



*10 Lindeman Crescent include four bedrooms, the master at the rear of the property with spacious ensuite and walk-in robe. Bedrooms two and three, complete with built-in wardrobes are located towards the rear while bedroom four is situated at the front of the property, making it an ideal guest room or working office.*

*Square set bulkhead to a private media room, giving a separate living space from the expansive, open dining and living area.*

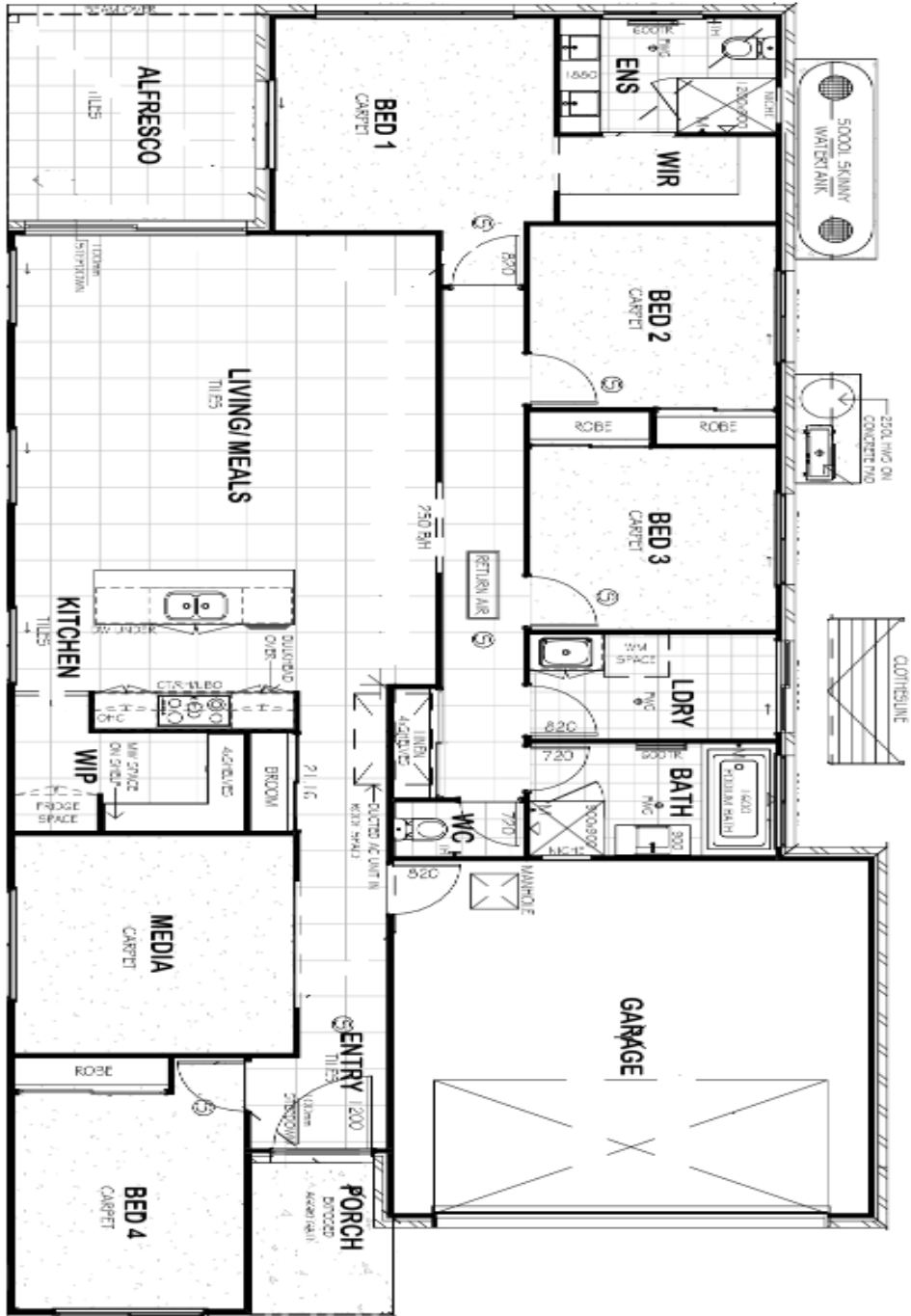
*Impressive kitchen with island bench top and large walk-in, butlers style pantry with ample storage space.*

*Quality inclusions throughout including vinyl wood plank flooring, ducted air-conditioning, 5000L water tank, window coverings, and upmarket appliances.*

*Separate laundry, double garage, external tiled outdoor entertaining area (Alfresco). Fully fenced with side access gate, professionally turfed and functionally landscaped with decorative gardens to provide an enhanced street appeal.*

*A large, cleverly designed and modern family home with ample back yard for the family pet.*

*Available to be secured with a \$5,000 deposit, making this an attractive option to owner occupiers and investors alike.*



### Inclusion List:

- Colorbond roof ( Custom Orb ) profile, with 60mm Anticon insulation blanket to the underside of the roof
- Colorbond fascia and gutter
- Colorbond roofed front entry porch, ceiling lined and sealed with 135mm x 135mm painted timber support post
- 1200mm wide decorative obscure glass panelled front entry door
- Concrete floor slab
- Combination of cement rendered brick, face brick and James Hardies weatherproof external cladding, sealed and painted to external perimeter walls
- Sisalation (moisture proof barrier) fixed to timber frame behind cement rendered, face brickwork and James Hardies external weatherproof wall cladding
- 1.5 insulation Batts behind James Hardies weatherproof external wall cladding
- 2.550 metre (8 foot 6 inch) high ceilings throughout
- Termite treated timber wall frames
- Powder coated aluminium windows and glass sliding doors
- Fly screens to all opening windows and glass sliding doors
- Sun block roll-a-blinds to all windows and glass sliding doors
- Quality range of carpet to media room, all bedrooms, built-in wardrobes and bedroom one walk-in wardrobe
- Quality range of vinyl wooden planking to front entry, hall, kitchen, and living areas.



- Ensuite to bedroom one, stone vanity bench top with Polytec 'soft-close' cupboards and drawers, twin vitreous china vanity bowls, chrome mixer tapware with full width mirror above. 1200mm x 900mm shower with clear safety glass shower



- screens, pivot access door, wall accessories niche, flexible chrome shower hose and adjustable shower rose. Wall tiles to full height in shower. Dual flush close-coupled wc with 'soft close' lid and seat. Chrome double towel rail, chrome wc paper holder, light-heater-exhaust fan to ceiling and bulk head above open entry
- Main bathroom has stone vanity bench top, Polytec 'soft-close' floor cupboards and drawers, vitreous china vanity bowl with chrome mixer tapware and full width mirror above. Clear safety glass shower screens with pivot access door, wall accessories niche, flexible chrome shower hose and adjustable shower rose. 1600mm long and deep acrylic bath tub with chrome mixer tapware and swivel spout, chrome double towel rail, light-heater-exhaust fan to ceiling and swing access door with privacy lock
- Separate dual flush close-coupled wc with 'soft close' lid and seat adjacent to main bathroom with chrome wc paper holder, exhaust fan and swing access door with privacy lock
- Built-in wardrobes to bedrooms 2, 3 and 4, Melamine top shelves, stainless steel hanging rails and mirror faced sliding access doors
- Walk-in wardrobe to bedroom one, Melamine top shelves, bank of Melamine side shelves, stainless steel hanging rails and bulk head above open entry
- Vinyl faced sliding double door linen cupboard opposite laundry with 4 rows of Melamine shelves
- Broom and storage cupboard in hallway with vinyl faced sliding access doors and 4 rows of Melamine shelves
- Hardwired smoke detectors with battery back-up in ceilings inside and outside bedrooms in compliance with current legislature



- 4 blade ceiling fans to all bedrooms, media room, living-meals area and Alfresco (7)
- Daikin (or similar well known brand) ducted air-conditioning throughout with centrally located control panel
- TV points to living-dining area, bedroom one and media room
- House is prewired for National Broadband Network connection
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house
- LED flush mounted down lights to living areas, bedrooms and service areas, dimmer switch to media room. Oblong fluorescent tube to double garage, external light to undercover outdoor entertaining area, front entry and clothes drying area. Decorative wall mounted lights to either side of double garage
- Flush panel internal doors with brushed chrome finish to lever type door handles, bulk head above open entry to media room
- Cushion or clip-on door stops to all internal swing doors
- Bevelled edged timber 42mm wide architraves and 68mm high skirting boards
- 70mm coved plaster cornice to ceilings throughout
- Plasterboard lined internal walls and ceilings
- Villaboard lined walls to all wet areas
- Kitchen with Polytec gloss finish to floor and overhead cupboards, all with 'soft-close' feature, stone bench tops, wide breakfast bar, Euro multi-function stainless steel fan forced oven, Euro 900mm wide 'touch-control' ceramic hot plate, Euro under mounted stainless steel slide-out range hood, Euro stainless steel faced dishwasher, under mounted double bowl stainless steel sink with drainer and Flickmixer tap. Contrasting coloured porcelain splashback tiles above bench tops to underneath overhead cupboards. Spacious walk-in pantry with 5 'L' shaped melamine shelves, Euro microwave oven on shelf and fridge recess with water connection



- Laundry adjacent to main bathroom with stone bench top and 'soft-close' doors to floor cupboards below. Stainless steel laundry tub with Flickmixer tap inset in bench top, washing machine taps and sliding glass exit door to plain concreted floor clothes drying court



- Plain concrete footpath from laundry to clothesline and side of house boundary
- Foldaway clothesline supplied and installed
- 315 litre (off peak) hot water cylinder installed and fully operational on plain concrete floor slab
- Double garage with remote controlled automatic opening Panelift door (2 handsets plus one wall mounted) and internal access
- Exposed aggregate concrete drive to double garage and front entry porch
- Spacious outdoor entertaining area (Alfresco) with glass sliding access doors from living area, under main roof, lined and sealed, painted timber support post with 600mm x 600mm external grade porcelain floor tiles
- Wall mounted weather proof double power point provided for outdoor entertaining area, (Alfresco)
- Close butted 1.8 metre high timber paling fence (all cca treated) to side and rear boundaries with one single side access gate
- Plain concrete footpath to North side boundary, pebbles on weed matting to South side boundary, fully turfed rear garden, front garden to be turfed with decoratively planted garden beds
- 5,000 litre 'slim-line' rain water tank supplied and installed on plain concrete floor slab with pump, connected to both toilets and laundry cold water supply
- Termite pest control treatment in compliance with Sunshine Coast Council requirements

- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- Painting: 3 coat system inside and out, (undercoat or sealer and two top coats)
- Decorative letterbox with street number supplied and installed
- TV antenna supplied and installed
- 2 external hose taps
- Queensland Building and Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee

Total Price: House, Land, & Above Inclusions

\$809,000

