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Maverix Private Build Range

"Xander"



Bedrooms	Three
Bathrooms	Two + WC
Garage	Double Garage
Features	Ducted Air, Spa, Media, Games
House Size	291.7 m2
Suit Land Size	392 m2 & more

Appraisal Summary:

The *Xander*, a street appealing double storey residence providing two bedrooms, gym, stunning kitchen, spacious dining and living areas, both with glass sliding door access to expansive outdoor living area or Alfresco to the lower level, with the master bedroom, elegant ensuite, cleverly designed walk-in wardrobe, powder room, huge media room and enclosed balcony to the upper level.

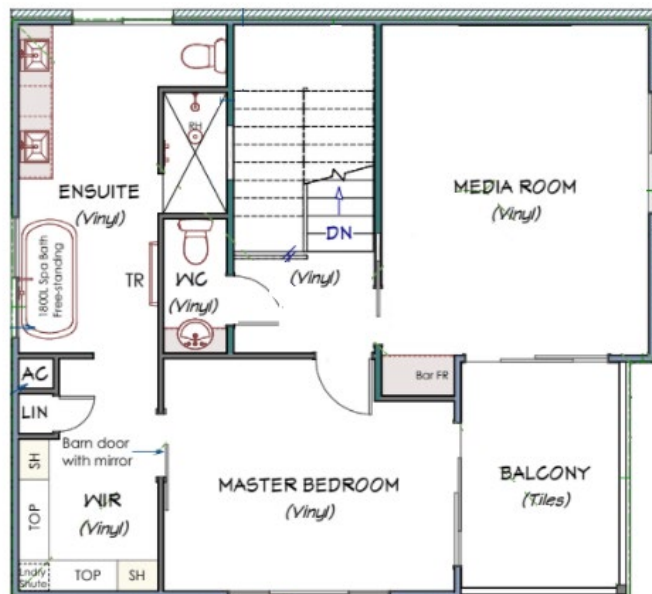
Numerous features throughout include ducted air-condition to both levels, built-in bar to media room, free standing spa bath to ensuite, laundry chute to walk-in wardrobe, 2700mm (9 foot) high ceilings to upper and lower levels, vinyl plank flooring practically throughout, walk-in pantry to kitchen, double garage with side shelving, fully fenced, exposed aggregate concrete to drive, side access footpath, and Alfresco floor slab.

Decorative garden beds to front with remainder of front, side and rear boundaries carefully prepared and turfed. Fully completed and ready to move in.

Built by a local, hands-on builder who ensures a high-quality construction and efficient build times. Read on to see what the *Xander* package includes ready to be purchased and built upon your land.

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 'custom orb' profile to roof with 55mm Anticon insulation blanket to the underside of the roof sheeting
- Colorbond roofed gable above front entry porch, decorative panel board lined and sealed ceiling, with two 350mm x 350mm brick and tiled support columns
- Colorbond fascia, quad gutter, and barges
- 1200mm wide decorative stained timber and obscure glass panelled front entry door
- Concrete floor slab
- Brick external walls, cement rendered and painted to lower levels, part of upper level with weatherproof external cladding, sealed, undercoated and painted to remaining external upper level walls
- Sisalation (moisture proof barrier) fixed to timber frame behind all brickwork and all external weatherproof cladding
- 1.5 insulation Batts behind all weatherproof external wall cladding
- 2.7 metre (9 foot) high ceilings throughout both lower and upper levels
- T2 termite treated timber wall frames and roof trusses
- Powder coated aluminium windows and glass sliding doors
- Nylon mesh fly screens to all opening windows and glass sliding doors
- Sun block roll-a-blinds to all windows and glass sliding doors (\$3,000 allowance)
- Quality range of 5mm premium vinyl plank flooring throughout both upper and lower levels including all wet areas

- 600mm x 600mm external grade porcelain floor tiles to balcony area
- Spacious ensuite to master bedroom, with wall hung double basin stone topped vanity and Polytec 'soft-close' cupboards and drawers, chrome finish to flick mixer taps with frameless full width mirror above. Open recess to wide shower with handheld shower hose on rail with adjustable rose. Wall tiles to 2 metres high in shower. Freestanding Decina Mintori 14 jet 1800mm long spa bath, dual flush rimless close coupled wc with 'soft close' lid and seat. Chrome double towel rail, wc paper holder and light-heater-exhaust fan to ceiling
- Main bathroom has wall hung stone vanity bench top, Polytec 'soft-close' cupboards and drawers, vitreous china bowl with chrome finish to flick mixer tap and full width frameless mirror above. Open recess to wide shower with handheld shower hose on rail with adjustable rose. Wall tiles to 2 metres high in shower, freestanding 1580mm long acrylic bathtub with chrome finished mixer tapware and swivel spout, chrome double towel rail and light-heater-exhaust fan to ceiling
- Separate dual flush rimless close coupled wc with 'soft close' lid and seat adjacent to lower level main bathroom with chrome finished toilet roll holder and exhaust fan
- Hand wash basin outside wc and opposite main bathroom with stone vanity bench top and 'soft-close' cupboard below
- Built-in wardrobes to bedrooms two and three, melamine top shelves, stainless steel hanging rails and mirrored sliding access doors
- Walk-in wardrobe to master bedroom, melamine top shelves, bank of side shelves, stainless steel hanging rails with feature mirrored barn door access from master bedroom
- Deco white opaque faced multi door linen shelving in hallway with four rows of melamine shelves, complete with broom closet shelving
- Linen cupboard built into master bedroom walk-in wardrobe with four rows of melamine shelves and swing access door

- Feature 'see through' type shelving between dining and living areas with five custom built display shelves
- Hardwired smoke detectors with battery back-up in bedroom ceilings and in ceilings outside bedrooms as per council regulations
- 10kw ducted air-conditioning throughout with centrally located dual zonal keypad and seven outlets
- TV points to lower level living room and upstairs media room (2)
- House is prewired for National Broadband Network connection
- House is prewired for telephone 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, service areas and bedrooms
- Batten light to double garage, decorative wall mounted lights either side of double garage door, downlights to front entry porch and clothes drying area with spotlight to rear and side boundary
- Hume decorative panel range of internal doors with brushed chrome finish to lever type door handles
- Cushion door stops to all internal swing doors
- Bevelled edged timber 42mm wide architraves and 68mm high skirting boards
- 75mm coved plaster cornice to ceilings throughout
- Plasterboard lined internal walls and ceilings
- Villaboard lined walls to all wet areas

- Impressive kitchen with Polytec gloss finish to floor and overhead cupboards, 20mm stone bench tops, Beko multi-function stainless steel fan forced wall oven with microwave space above, Beko 900mm ceramic hot plate, Beko stainless steel slide-out rangehood, stainless steel faced dishwasher, double bowl stainless steel sink with Flickmixer tap. Feature pendant lighting above kitchen bench top. Cavity sliding access door to walk-in pantry with four rows of shelves, 'soft close' feature to pot, plate drawers and cupboard doors, tidy-bin in cupboard, window splashback above kitchen sink, fridge recess with water connection and wide breakfast bar
- Severy type 'OXXO' window to service outdoor alfresco area from kitchen bench top
- Feature bar area inbuilt into media room with custom wine storage shelving, stone benchtop, 'soft close' cupboards and drawers
- Separate laundry 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 swing exit door to exposed aggregate concreted footpath to clothesline
- Foldaway clothesline supplied and installed
- Clear stained finish to timber staircase with painted handrail
- 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

- Enclosed balcony to upper level, ceiling lined and sealed with decorative panel board, 600mm x 600mm external grade porcelain floor tiles, stained timber support post, black aluminium hand rail and glass sliding door access from both the media room and master bedroom
- Expansive outdoor entertaining area or Alfresco, ceiling lined and sealed with decorative panel board, exposed aggregate concrete floor, 350mm x 350mm cement rendered brick support column, and glass sliding door access from both the dining room and living area
- Wall mounted weatherproof double power point provided for outdoor entertaining area (Alfresco)
- 1.8 metre high close butted timber paling fence (all cca treated) to side and rear boundaries with one single side access gate. (\$2,500 allowance)
- Fully turfed side and rear garden, with decoratively landscaped garden beds to front elevation to enhance street appeal (\$5,000 allowance)
- 5,000 litre rainwater tank, on plain concrete floor slab, supplied and installed with Evo 111 pump, connected to all three 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)
- Letterbox supplied and installed with street number

- TV antenna supplied and installed
- 3 external hose taps
- Queensland Building and Construction Commission 6½ year structural warranty
- 12 months builders maintenance guarantee

Total Build Price With The Above Inclusions:

\$437,135

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