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## *Maverix Private Build Range*

### *"Phoenix"*



Photo for illustration purposes only

Bedrooms	Four
Bathrooms	Two
Garage	Double Garage
Features	Ensuite, Ducted Air Con, Media
House Size	214m <sup>2</sup>
Suit Land Size	350m <sup>2</sup> or more

## Appraisal Summary:

Customizable yet complete.

The *PheoniX* floor plan has been specifically designed to suit 350m<sup>2</sup> lots whether they be 12.5 metres wide by 28 metres long or 14 metres wide by 25 metres long.

The floor plan consists of four bedrooms, main bedroom at the rear with twin bowl ensuite and walk-in wardrobe, mirror sliding access doors to bedrooms two, three and four built-in wardrobes. Cavity sliding access doors to carpeted media room, stunning kitchen with stone bench tops, wall oven with microwave space above, under mounted double bowl sink, slide out twin rubbish bins, dishwasher, walk-in pantry, 'soft-close' cabinetry and wide island breakfast bar.

Separate laundry with stone bench top, floor and overhead cupboards, two double door linen cupboards plus double door storage cupboard in double garage, ducted air-conditioning, 2550mm (8 foot 6 inch) high ceilings throughout with 600mm x 600mm porcelain floor tiles to living and service areas, flyscreens to all windows and glass sliding doors, floor tiled roofed rear outdoor living area (alfresco), fully fenced with double side access gates, fully turf to side, rear boundaries and alongside front decoratively landscaped garden beds. Please read and peruse the itemised inclusion list below to appreciate the value offered

The *PheoniX* 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, 22.5 degree roof pitch with 55mm Anticon insulation blanket to the underside of the roof sheeting
- Colorbond roof to front entry porch, ceiling lined and sealed with two 115mm x 115mm stained hardwood timber support posts
- 7.5 star energy efficiency rating attained
- Colorbond fascia and gutter
- Concrete floor slab
- Mixture of brick external walls, cement rendered and painted and Hardies external weatherproof cladding, sealed and painted to all elevations
- Sisalation (moisture proof barrier) fixed to timber frame behind external cement rendered brickwork and all weatherproof external cladding
- R1.5 Batts providing additional insulation behind Hardies weatherproofed external cladding
- T2 pest resistant timber frames and roof trusses
- 2.550 metre (8 foot 6 inch) high ceilings throughout
- Powder coated aluminium windows and glass sliding doors
- Flyscreens to all opening windows and glass sliding doors
- 600mm x 600mm porcelain floor tiles to front entry, hall, living area, meals area, kitchen, bathroom, ensuite, wc and laundry
- Quality range of carpet to media room, bedrooms, built-in wardrobes and master bedroom walk-in wardrobe
- 1200mm wide feature front entry door
- Ensuite to bedroom one with rimless back to wall dual flush wc with 'soft-close' lid and seat, laminated vanity cupboards ('soft-close' doors and drawers) with stone vanity bench top, vitreous china twin basins with frameless full width 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, chrome wc paper holder, decorative smart tile floor wastes, light-exhaust fan to ceiling and cavity sliding access door

- Main bathroom adjacent to bedroom two with freestanding acrylic bath tub, laminated vanity cupboards ('soft-close' doors and drawers) with stone 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 opposite main bathroom with rimless back to wall, dual flush vitreous china wc with 'soft-close' lid and seat, chrome wc paper holder, exhaust fan and privacy lock to swing access door
- Chrome plated 'Harmony' or similar quality mixer tapware to kitchen, bathroom, ensuite and laundry
- 1.8 metre high rectified edge wall tiling in both showers, splashback tiles above vanities, bathtub, laundry tub and above kitchen bench tops
- Built-in wardrobes to bedrooms two, three and four, each with melamine top shelf, chrome hanging rail and mirror faced sliding access doors
- Walk-in wardrobe to master suite, Melamine top shelves, bank of side shelves, chrome hanging rails and swing access door
- Swing access door to master suite
- Two double door linen cupboards, both with vinyl faced sliding access doors, four rows of melamine shelves
- Hardwired smoke detectors with battery backup in ceilings in all bedrooms and in hallways outside bedrooms in compliance with new safety regulations
- 10kw Ducted air-conditioning installed with four zones and seven outlets
- Tv points to master bedroom and media room (2)
- Two data connection points, living area and media room
- House is prewired for telephone connection and the National Broadband Network
- Circuit breakers and earth leakage safety switches installed throughout house
- 80% energy efficient LED downlights to living area, meals area, media room, entry hallway, master suite and walk-in wardrobe, kitchen, bathroom, ensuite, laundry, wc, front entry porch, rear alfresco, timber blade ceiling fan lights to all bedrooms, 2 single batten tubes 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
- Smartstone 20mm stone 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 900mm wide 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 four rows of melamine shelves, rubbish bins in cupboard drawer, 950mm 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, three door laminated floor cupboards, glass sliding exit door to plain concreted floor clothes drying area
- Foldaway clothes hoist supplied and installed
- Aquamax 315 litre electric hot water system installed
- 5,000 litre rain water tank with Evo Mark 3 submersible pump, connected to both toilets and laundry cold water supply, installed on plain concrete floor slab at the rear of the property
- Double garage with remote controlled automatic opening Panelift door (2 remote controls and one wall mounted) with internal swing door access and rear swing door exit
- Vinyl faced sliding access doors to garage storage cupboard with four rows of melamine shelves
- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Front entry porch lined and sealed with two 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, 115mm x 115mm stained hardwood timber support post and external weatherproof double power point
- 1.8 metre close butted side and rear boundary timber fence, 1.8 metre high close butted timber paling fence to side boundary, double side access gates with fence return to house on side boundary (\$2,500 allowance)
- Fully turfed to rear and side boundary and part of front garden, with decoratively planted garden beds to remainder of front garden, plain concreted footpath to side (service area) boundary including hot water cylinder location, providing minimal maintenance (\$5,000 landscape 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

**\$276,200**

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