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Maverix Private Build Range

"Mattix"



Photo for illustration purposes only

Bedrooms	Three
Bathrooms	Two
Garage	Double Garage
Features	Air Con, Study Nook, Media
House Size	238.1m2 (25.6 Squares)
Suit Land Size	396 m2 & more

Appraisal Summary:

Customizable yet complete.

100% finished and ready to move in; the **MattiX** floor plan is designed to have a spacious feel with larger room sizes and living areas. Easily customizable between a three bedroom with a media or four bedroom home. Suitable for blocks with 14m frontage.

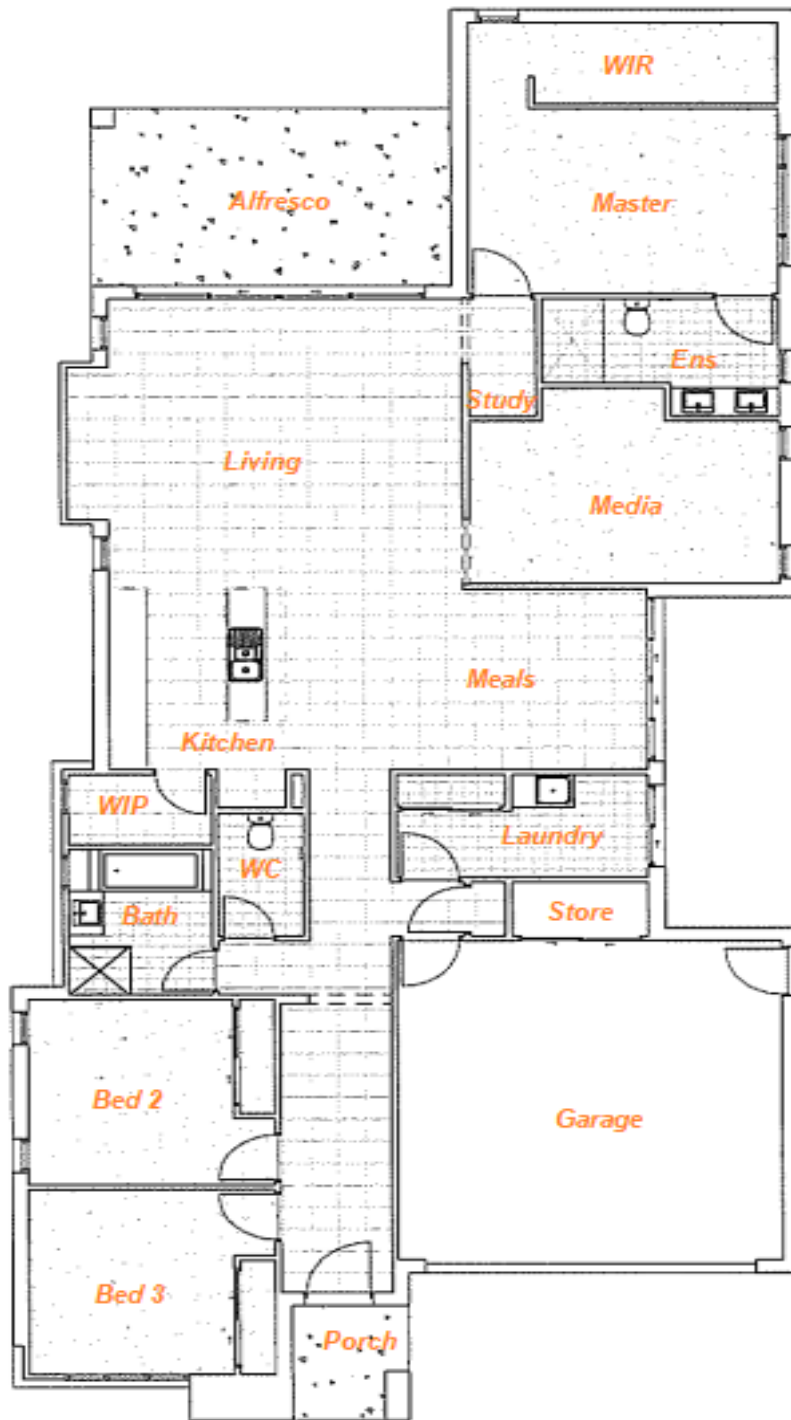
The master bedroom is at the rear of the property with an expansive walk-in wardrobe and spacious ensuite. Plenty of room in the kitchen with stone bench tops, stainless steel appliances and a big walk-in pantry, separate dining and living areas, huge clothes drying court from the laundry, double garage with one metre deep storage cupboard, private outdoor entertaining area with plenty of space to provide a bush or small tree perimeter surround.

Fully fenced with single side access gates, completely turfed back garden with turf and several decorative garden beds to the front

The **MattiX** 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 pitch with 60mm thick Anticon glasswool insulation blanket to the underside of the roof sheeting
- Colorbond roof to front entry porch, ceiling lined and sealed with cement rendered brick and feature face brick support columns
- 7.5 star energy efficiency rating attained
- Colorbond fascia and gutter
- Concrete floor slab on perimeter in-ground concrete footings
- Brick external walls, cement rendered and painted, feature face brick support column to front entry, with James Hardies Linea board external weatherproof cladding to part of west side elevation, sealed and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind external cement rendered brickwork and Hardies Linea board weatherproof external cladding
- R1.5 Batts providing additional insulation behind Hardies Linea board weatherproofed cladding
- Pest resistant timber frames throughout
- 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
- Decorative faced sun-block, pull-down blinds to all windows and glass sliding doors
- 450mm x 450mm ceramic floor tiles to front entry, hall, living area, dining room, kitchen, bathroom, ensuite, wc and laundry
- Quality range of carpet to media room, bedrooms, built-in wardrobes and master suite walk-in wardrobe
- Humes 920mm wide front entry door

- Ensuite to bedroom one with Stylus 'Prima' close-coupled dual flush wc with 'soft-close' lid and seat, semi-gloss laminated vanity cupboards and drawers (4 doors, 3 drawers) with Creative Stone vanity bench top, Stylus twin vitreous china circular shaped basins inset in bench top, each with flickmixer tap and brushed chrome trim to full width mirror above. Brushed chrome trim to wide shower with clear safety glass shower screens and pivot access door, adjustable shower rose fitted to flexible chrome hose, chrome 900mm wide double towel rail, chrome wc paper holder, chrome circular floor wastes, exhaust fan-heater-light to ceiling, double hung window and swing access door
- Spacious main bathroom adjacent to bedrooms 2 and 3 with acrylic bath tub, semi-gloss laminated vanity cupboards and drawers (2 doors, 3 drawers) with Creative Stone vanity bench top, Stylus vitreous china circular shaped hand basin inset in bench top, flickmixer tap and full width mirror above with brushed chrome trim. Brushed chrome trim to clear safety glass shower screens and pivot access door, adjustable shower rose fitted to flexible chrome hose, chrome 900mm double towel rail, chrome circular floor wastes, double hung window and light-heater-exhaust fan to ceiling
- Separate wc adjacent to bathroom with Stylus 'Prima' close-coupled dual flush toilet with 'soft-close' lid and seat, chrome plated wc paper holder and privacy lock to swing access door. Airflow exhaust fan in ceiling
- 2.0 metre wall tiling in both showers, splashback tiles above vanities, bathtub, laundry tub and above kitchen bench tops
- Built-in wardrobes to bedrooms 2 and 3, each with painted top shelf, bank of painted side shelves, chrome plated hanging rail and brushed chrome trim to vinyl faced sliding access doors
- Walk-in wardrobe to master suite, painted top shelves, two banks of painted side shelves, chrome plated hanging rails and open access
- Study nook with 900mm wide laminated desk top, phone connection points below, directly opposite bedroom one swing door access
- Swing door linen cupboard adjacent to laundry with 4 rows of painted timber shelves
- Hardwired smoke detectors with battery backup in ceilings inside and outside bedrooms
- 3 blade ceiling fans to living area, media room, bedrooms and outdoor entertaining area (6)

- 7.1kw reverse cycle air-conditioning unit installed to service living and dining room areas
- 3 tv points, media room, living area and master suite
- Two phone/data connection points under study desk top
- House is prewired for telephone connection and the National Broadband Network
- Circuit breakers and earth leakage safety switches installed throughout house
- LED down lights to living area, dining area, media room, entry hallway, master suite and walk-in wardrobe, bedrooms 2 and 3, kitchen, above vanity in ensuite, laundry, wc, front entry porch, eave above double garage entry door, outdoor entertaining area, single fluorescent tube to double garage and downlight in eave outside laundry to illuminate clothes drying area
- Flush faced internal doors with satin chrome lever type door handles
- Cushion or cushion clip-on door stops to all internal doors
- Draught excluder to front entry door
- Bull nosed 48mm x 12mm timber architraves and 68mm x 12mm timber skirting boards
- 75mm coved plaster cornice to ceilings throughout
- Plasterboard internal linings to walls and ceilings
- Water resistant Versalux wall linings to wet areas
- Creative Stone bench tops to kitchen with semi-gloss laminated floor cupboards and drawers, contrasting coloured wood grain overhead cupboards. Westinghouse stainless steel faced fan-forced under bench oven, under bench microwave space, Westinghouse 4 burner ceramic cook top, Westinghouse stainless steel retractable rangehood vented externally, 300mm wide by 600mm long wall tiled splashback above bench top to underneath overhead cupboards, Dishlex stainless steel faced dishwasher, 1½ bowl stainless steel sink and drainer with flickmixer tap, walk-in pantry with 4 rows of melamine shelves, 960mm wide fridge recess, water connection and 2 door semi-gloss laminated cupboard above and 2340mm wide island breakfast bar
- Separate laundry with 45 litre stainless steel Everhard laundry tub inset in Creative Stone bench top, concealed chrome finished washing machine taps, 2 door semi-gloss laminated floor cupboards, glass sliding exit door to exposed aggregate concreted floor clothes drying area

- Foldaway clothes hoist supplied and installed
- Rheem 250 litre electric hot water system installed
- Double garage with remote controlled automatic opening Panelift door (2 hand held remote controls and one wall mounted), internal access, rear exit swing door and 1 metre deep by 2 metres wide storage cupboard
- Exposed aggregate concrete drive to garage and footpath to front entry
- Front entry porch lined and sealed with cement rendered brick support column and exposed aggregate concrete floor slab
- Roofed outdoor entertaining area with exposed aggregate concrete patio, ceiling lined and sealed, cement rendered brick support column, weatherproof double power point & external rainwater tap
- 1.8 metre high close butted and capped timber paling fence to East side and rear boundaries, part of West side boundary with single timber paling access gate to East side boundary. 1.2 metre high pool type see through fencing to remainder of West side boundary with painted timber support posts and 1.2 metre high pool type see through access gate
- Fully turfed back and front with decoratively planted landscaped garden beds to front and west side boundary, clean pebbles to East side boundary providing minimal maintenance
- Pest control treatment in compliance with Australian standards
- Engineered designed footings, 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
- 5,000 litre rain water tank supplied and installed, connected to both toilets and laundry cold water supply
- Queensland Building Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee from settlement date

Total Build Price With The Above Inclusions

\$347,950

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