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## *Maverix Private Build Range*

### *"BraXton"*



Photo for illustration purposes only

Bedrooms	Four
Bathrooms	Two
Garage	Double Garage
Features	Ensuite, Ducted Air Con, Study
House Size	191.0 m2 (20.5 Squares)
Suit Land Size	325 m2 & more

## Appraisal Summary:

Customizable yet complete.

The **BraXton** floor plan is designed to suit corner lots and can be modified to fit on lots over 325m<sup>2</sup>.

The **BraXton** floor plan delivers four bedrooms, the main bedroom at the rear with ensuite and walk-in wardrobe, study to the front of the house, impressive kitchen with upmarket features, spacious living areas, separate laundry, large, roofed, floor tiled rear terrace and double garage.

Features include 2550mm (8 foot 6 inch) high ceilings, 600mm x 600mm porcelain floor tiles, 'soft-close' cabinetry to kitchen, bathroom, ensuite and laundry, ducted air-conditioning, flyscreens to all windows and glass sliding doors, completely fenced with side access gate, fully turfed with decorative garden beds to the front, all ready to just move in

The **BraXton** 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, 25.0 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
- Brick external walls, cement rendered and painted, with Hardies external weatherproof cladding, sealed and painted to infills and elevations as per floor plan
- Sisalation (moisture proof barrier) fixed to timber frame behind external cement rendered brickwork and Hardies 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, study, hall, living area, meals area, kitchen, bathroom, ensuite, wc and laundry
- Quality range of carpet to all bedrooms, built-in wardrobes and master bedroom walk-in wardrobe
- Humes 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 basin 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 four with freestanding 1580mm acrylic bath tub, laminated vanity cupboards ('soft-close' doors and drawers) with stone vanity bench top, counter top vitreous china basin 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, 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 two mirror faced sliding access doors
- Walk-in wardrobe to master suite, melamine top shelves, bank of side shelves, chrome hanging rails & swing access door. Swing access door to master suite
- Linen cupboard in hallway with vinyl faced sliding access doors, four rows of melamine shelves and broom recess
- 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 unit installed throughout
- 2 tv points, living area and master bedroom
- Two data connection points, living area and study
- 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, study, entry hallway, master suite and walk-in wardrobe, kitchen, bathroom, ensuite, laundry, wc, front entry porch, rear terrace, timber blade ceiling fan lights to all bedrooms, 2 single batten tubes to double garage and eave downlights to illuminate clothes drying area

- Humes decorative panelled internal doors with chrome plated 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 under bench oven, Beko 900mm 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, double door pantry with four rows of melamine shelves, rubbish bins in cupboard drawer, 850mm wide fridge recess with water connection, wide breakfast bar with decorative waterfall end
- Separate laundry with 45 litre stainless steel laundry tub inset in 20mm stone benchtop, concealed chrome finished washing machine taps, four door laminated floor cupboards, glass sliding exit door to exposed aggregate concreted floor clothes drying area
- Foldaway clothes hoist supplied and installed
- 315L hot water cylinder supplied and installed
- Double garage with remote controlled automatic opening Panelift door (2 remote controls and one wall mounted) with cavity sliding internal access door
- 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 (terrace) area with 600mm x 600mm external grade (non-slip) porcelain floor tiled patio and two 115mm x 115mm stained hardwood timber support posts

- 1.8 metre high close butted timber paling fence to rear boundary, 1.8 metre high close butted and capped timber paling fence to side and roadside boundaries with one single side access gate and capped timber fence return to house (\$2,500 allowance)
- Fully turfed to rear, side boundary and part of front garden with decoratively planted garden beds to remainder of front garden, decorative pebbles and exposed aggregate concreted footpath to side boundary to provide minimal maintenance (\$5,000 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

**\$263,380**

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