

Maverix Property Marketing
Matt: 0411 502 271
Matt@MaverixPropertyMarketing.com
www.MaverixPropertyMarketing.com



Maverix Private Build Range

"HuXley"



Photo for illustration purposes only

Bedrooms	Three / Four
Bathrooms	Two
Garage	Double Garage
Features	Ensuite, Ducted Air Con, Media
House Size	185.8 m2
Suit Land Size	313 m2 & more

Appraisal Summary:

The *HuXley* floor plan is customizable yet complete - designed to fit traditional sized blocks of 313m² and adaptable between a three bedroom with a media or four bedrooms. Finished with quality inclusions and ready to move in.

Designed to utilise all available space, yet still provide that comfortable, spacious 'feel'. Main bedroom with walk-in wardrobe and ensuite to the rear of the property with bedrooms two and three at the opposite end, conveniently separated by the main bathroom and adjacent wc.

Cavity sliding doors provide access to the carpeted media room (fourth bedroom), while large porcelain floor tiles enhance the kitchen, living, dining and service areas.

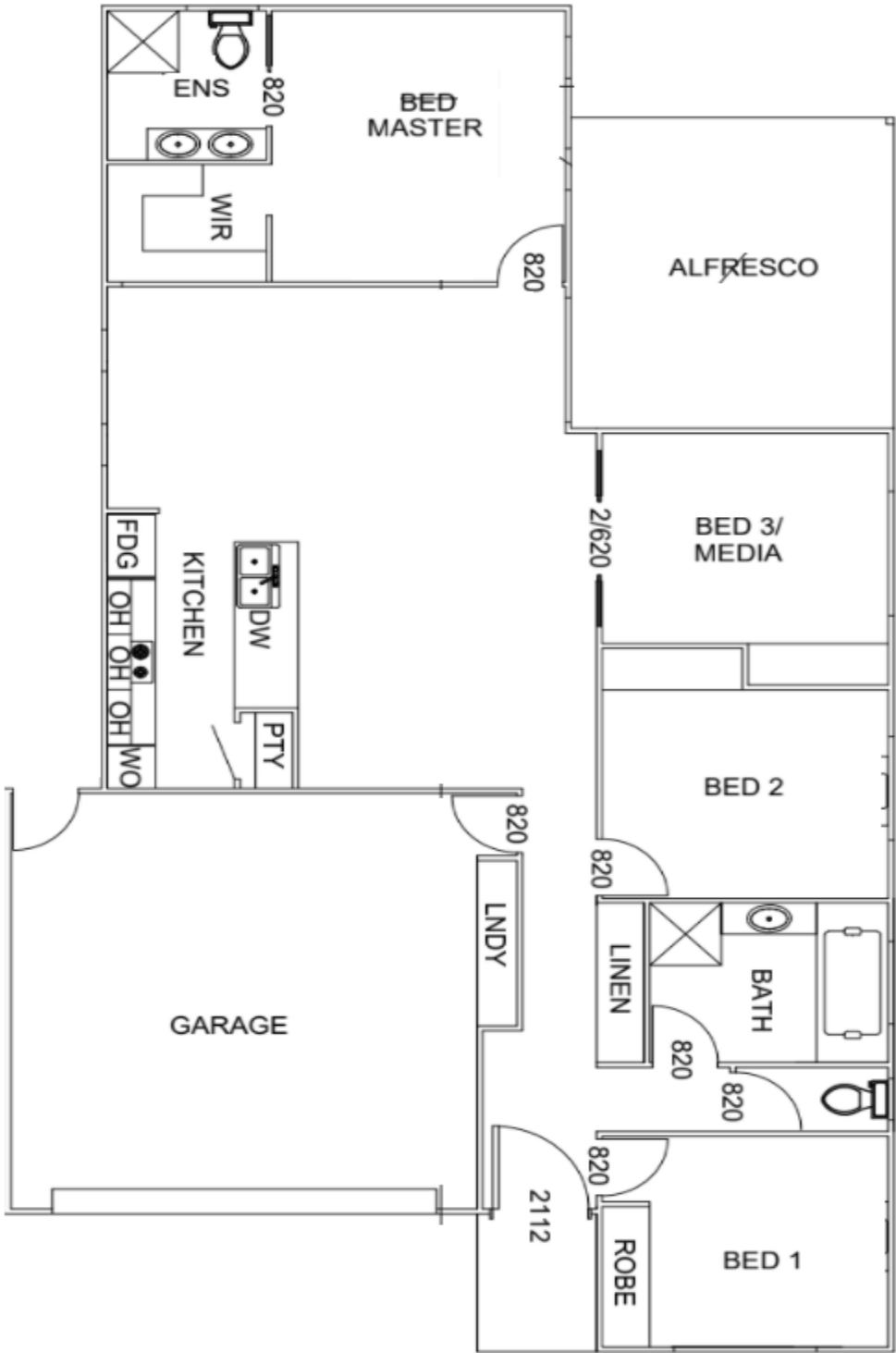
2550mm (8 foot 6 inch) high ceilings with ducted air-conditioning throughout.

Galley style kitchen with stone bench tops, Chef stainless steel appliances, dishwasher, under mounted stainless steel sink, step-in pantry, 'soft-close' feature to all cupboards and drawers, waterfall end to wide breakfast bar.

Flyscreens and sunblock pull-down blinds to all windows and glass sliding doors, external grade porcelain floor tiles to roofed Alfresco, exposed aggregate concrete drive to double garage and front entry, plain concrete footpath to side boundary service area, fully fenced, side access gate, turfed back and front with decorative shrubs and plants to front garden beds

Built by a local, hands-on builder who ensures a high-quality construction and efficient build times. Read on to see what the *HuXley* 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 'Skillion' roof (Custom Orb) profile, 15 degree roof pitch with heavy duty sarking (moisture proof barrier) underneath.
- Colorbond fascia and gutter
- James Hardie weatherproof external cladding, (Stria and Easylap) to perimeter walls, Stria sealed and painted, Easylap, sealed and painted. James Hardie Axon (133) above double garage and front entry, sealed and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind all external cladding
- 2.0 insulation Batts behind all perimeter walls external weatherproof cladding
- 2.5 insulation Batts to ceilings throughout
- Front entry porch roofed with flat ceiling lined and sealed, with 140mm x 140mm painted hardwood support post
- 1200mm wide aluminium framed obscure glass panelled front entry door
- Concrete floor slab (Based upon 'M' site classification)
- Metal ceiling battens to fix plasterboard ceilings
- 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
- Pull down sun-block blinds to all windows and glass sliding doors
- Quality range of carpet to media room, all bedrooms, master bedroom walk-in wardrobe and bedrooms 1 and 2 built-in wardrobes
- Porcelain (600mm x 600mm) floor tiles to front entry, hall, meals area, living room, kitchen, bathroom, ensuite, wc and laundry

- Ensuite to main bedroom with 1500mm wide wall hung vanity unit, vitrified china vanity top with moulded basins, Flickmixer taps and high gloss Polytec 'soft-close' cupboards and drawers with full width mirror above. Clear safety glass shower screens with chrome trim and pivot access door, flexible handheld shower hose and square shaped shower rose with chrome soap dish holder. Fully wall tiled shower with recessed accessories shelf. Mandella 'Concerto' rimless close-coupled dual flush vitreous china wc with 'soft-close' lid and seat. Contrasting coloured porcelain tiles in shower and skirting tiles to porcelain floor tiles. Twin chrome double towel rails and wc paper holder, exhaust fan to ceiling and lockable cavity sliding access door
- Main bathroom has 1200mm wide wall hung vanity unit, vitrified china vanity top with moulded basin, Flickmixer tap and high gloss Polytec 'soft-close' cupboards and drawers with full width mirror above. Clear safety glass swing access door to shower, flexible handheld shower hose with square shaped shower rose and chrome soap dish holder. Wall tiles to full height in shower with recessed accessories shelf. Contrasting coloured porcelain tiles in shower and skirting tiles to porcelain floor tiles. Stand-alone oval shaped deep acrylic bathtub with chrome mixer tap and spout, 900mm wide chrome double towel rail, exhaust fan to ceiling and swing access door
- Separate Mandella 'Concerto' rimless close-coupled dual flush vitreous china wc with 'soft-close' lid and seat, adjacent to main bathroom with chrome wc paper holder and lockable swing access door
- Built-in wardrobes to bedrooms 1 and 2, Melamine top shelves, stainless steel hanging rails with one mirror faced and one vinyl faced sliding access doors
- Spacious walk-in wardrobe to master bedroom, Melamine top shelves and stainless steel hanging rails
- Sliding vinyl faced doors to hall linen cupboard with 4 rows of Melamine shelves
- Ducted air-conditioning throughout with centrally located zonal key pad
- Hardwired smoke detectors with battery back-up in ceilings outside bedrooms
- 4 blade ceiling fans to bedrooms, media room, living area & outdoor living area (Total 6)

- TV point to media room and living room
- Telephone and data connection points in media room and living room areas
- House is prewired for telephone and the National Broadband Network connection
- Earth leakage circuit breakers installed throughout house
- Ample double and single power points throughout house
- LED flush mounted down lights to living areas, bedrooms and service areas, oblong fluorescent light to double garage, external lighting to undercover entertaining area, front entry, spotlight to clothes drying area and decorative light fittings either side of double garage front entry
- Flush panel internal doors with brushed chrome finish to lever type door handles
- Cavity sliding doors to access media room
- Cushion or clip-on door stops to all internal swing doors
- 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
- Kitchen with high gloss Polytec finish to floor and overhead cupboards, Caesarstone bench tops, Chef fan forced wall oven in tower with microwave space above, Chef ceramic hot plate with retractable rangehood above, stainless steel faced dishwasher, under mounted double bowl stainless steel sink with Flickmixer tap. Step-in pantry with swing access door and 5 Melamine shelves, 'soft close' feature to cupboard doors, pot and plate drawers, porcelain tiled splashback above bench tops to underneath overhead cupboards, 910mm wide fridge recess with water access and 'waterfall end' to wide breakfast bar
- Laundry recessed into garage side wall with square edged laminated bench top, 2 door high gloss Polytec floor cupboards and 2 door overhead cupboards, stainless steel laundry tub with Flickmixer tap inset in bench top, concealed washing machine taps and swing aluminium framed obscure glass panelled exit door to plain concreted floor clothes drying area

- Plain concrete footpath from laundry to clothes drying area and rainwater tank
- Foldaway clothesline installed
- Rinnai 315 litre electric hot water system installed
- Double garage with remote controlled automatic opening Panelift door (2 handsets, plus one wall mounted), internal access and rear exit door
- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Outdoor entertaining area, (Alfresco) with glass sliding door access from living room, under main roof, lined and sealed, 140mm x 140mm painted hardwood support post with external grade porcelain floor tiles
- Weatherproof double power to outdoor entertaining area
- 1.8 metre high timber paling fence (cca treated) to side and rear boundaries with one timber paling side access gate
- Fully turfed both back and front, with decoratively planted garden beds
- Termite pest control treatment in compliance with Sunshine Coast Regional Authority's requirements
- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- 5,000 litre rainwater tank supplied and installed, connected to both toilets and laundry cold water supply
- Painting: 3 coat system inside and out, (undercoat and two top coats)
- Decorative letterbox with street number supplied and installed
- TV antenna supplied and installed
- 2 external hose taps
- Queensland Building Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee

Total Build Price With The Above Inclusions

\$307,280

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