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## *Maverix Private Build Duplex Range* *"RubiX"*



Bedrooms	Three per unit
Bathrooms	Two per unit
Garage	Double Garage per unit
Features	Air Con, Study, Retreat per unit
House Size	194.1m2 & 188.5m2
Suit Land Size	Duplex Zoned Blocks

### Appraisal Summary:

Customizable yet fully complete. The *RubiX* is designed to be a large, spacious duplex, allowing for two family sized dwellings.

Built at right angles to each other to ensure complete privacy to one another with each dwelling able to have its own title.

Thoughtfully designed, providing living areas to both upstairs and downstairs, three bedrooms, including main bedroom with walk-in wardrobe and spacious ensuite to upper level with an office or study to the lower level to both dwellings.

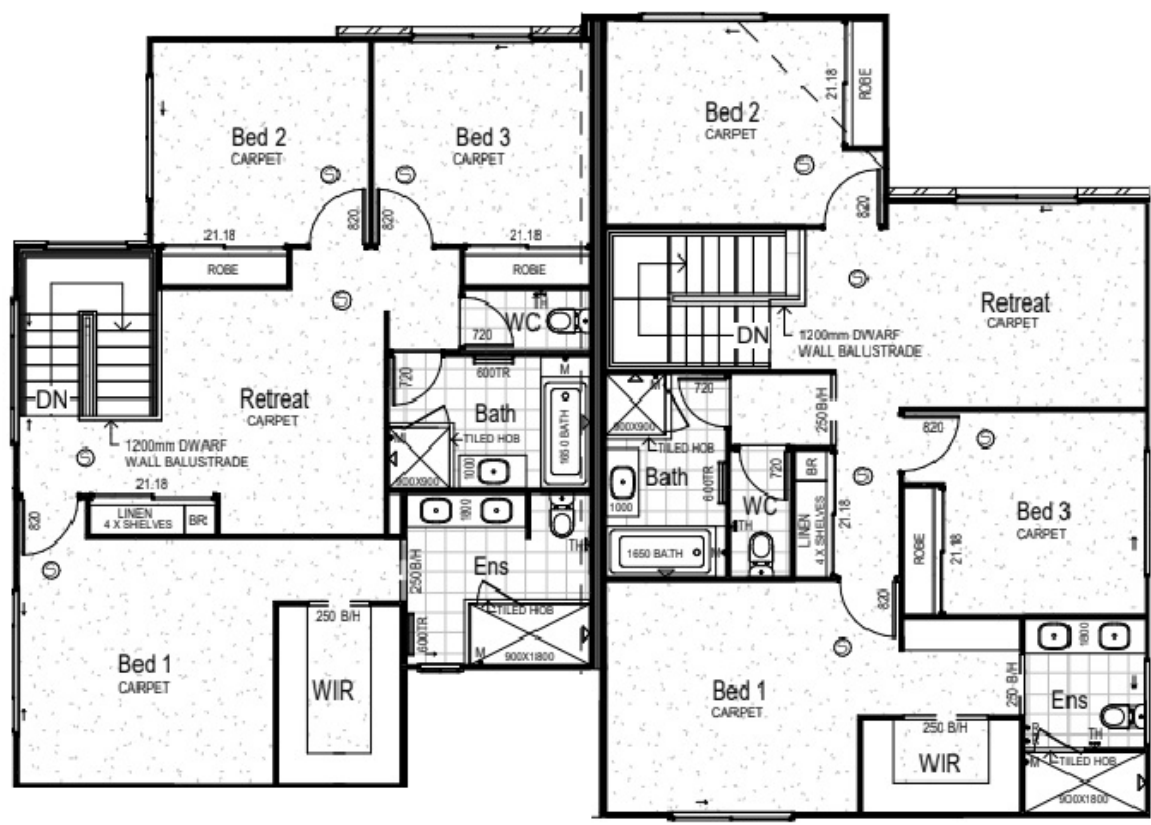
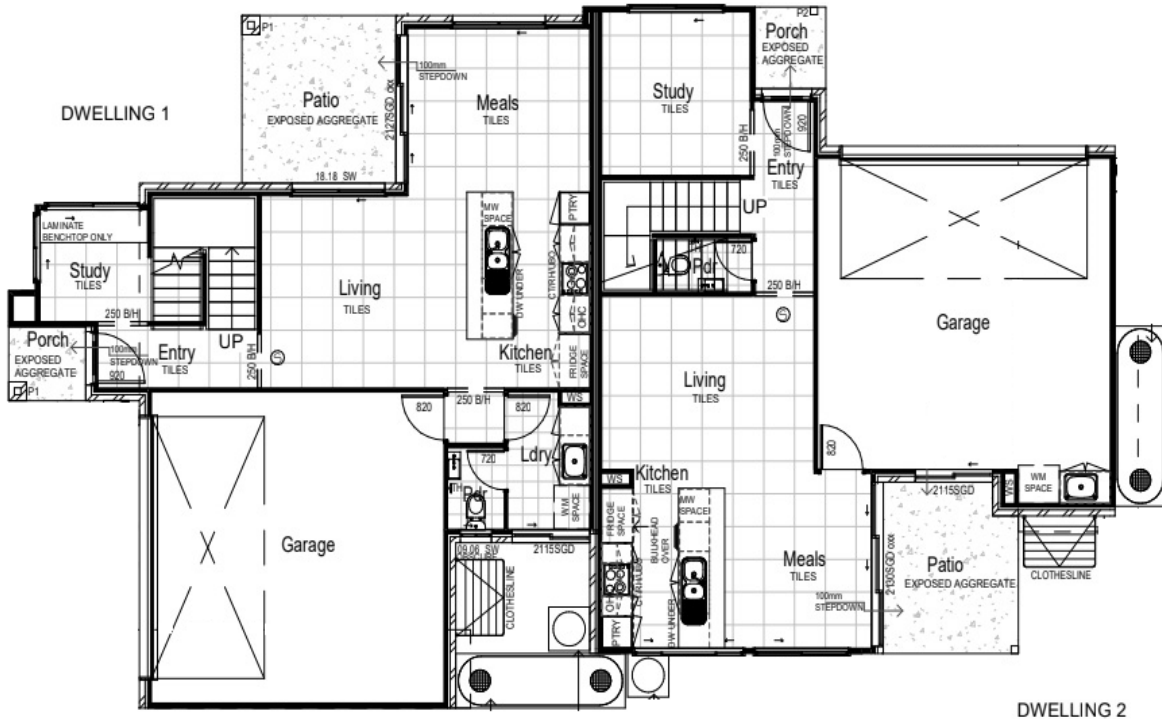
Galley style kitchen with stainless steel appliances including dishwasher and microwave, overhead 'light timber panelled' cupboards, double bowl stainless steel sink with drainer and Smart Stone benchtops. Decoratively floor tiled living and service areas, quality range of carpet to bedrooms, wardrobes and upper level retreat, flyscreens and pull-down blinds to windows and glass sliding doors, split system air-conditioning and 2500mm (8 foot 6 inches) high ceilings to upper and lower levels.

Double garage, roofed patio, fully fenced with side access gates, exposed aggregate concrete drive to double garage and front entry porch, turfed, landscaped, letterbox, fold-away clothesline and tv antenna included and installed; ready for each dwelling to move in.

Built by a local, private builder and thus ensuring quality, hands-on knowledge, and efficient built and title 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: Dwelling 1

- Colorbond roof, (Custom Orb) profile at 10 and 15 degree roof pitch, roll top ridge with 60mm Anticon insulation blanket installed to the underside of the roof sheeting
- Colorbond metal fascia and gutter
- Roofed front entry porch, ceiling lined and sealed, with 350mm x 350mm cement rendered brick support column
- Concrete floor slab
- External walls, a combination of cement rendered brick and face brick with James Hardies weatherproof external cladding to lower level, James Hardie Linea board weatherproof external cladding to upper level, sealed and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind all external cement rendered brickwork, face brickwork and to all James Hardies weatherproof external cladding
- 190mm wide concrete block 'party dividing wall' separating each unit, concrete core filled
- 2550mm (8 foot 6 inch) high ceilings to both upper and lower level ceilings
- Hyne T2 termite resistant treated timber wall frames and roof trusses
- Powder coated aluminium sliding windows and glass sliding doors
- Flyscreens in nylon fibre mesh to all opening windows and glass sliding doors
- Key locks to all windows and glass sliding doors
- Sunblock pull-down blinds to all windows and glass sliding doors, except wet area windows
- 450mm x 450mm ceramic floor tiles to front entry, living, dining area, kitchen, study, laundry and powder room lower levels, bathroom, ensuite and wc upper levels
- Quality range of carpet to all bedrooms, built-in wardrobes, bedroom one walk-in wardrobe, upper level retreat and double door linen cupboard
- REDI-coat flush panel internal doors with satin chrome lever type door handles.
- Clip-on or cushion door stops to all internal swing doors
- 920mm wide hinged front entry door, painted with obscure glass panel
- Triple keyed deadlock to front entry door
- Draught excluder to front entry door

- Ensuite to bedroom one, 1800mm long shower with semi-frameless safety glass shower screens, pivot access door, fixed chrome vertical rail with hand held shower rose on flexible chrome hose. Ceramic white vanity bench top with twin ceramic white vanity bowls, flickmixer tapware and full width frameless mirror above. Double door, 3 drawer wood grain laminated vanity cupboards in a semi-gloss finish. Close-coupled dual flush vitreous china toilet suite (white), with 'soft-close' lid and seat. 600mm wide chrome double towel rail and toilet roll holder. Exhaust fan in ceiling, chrome plated square shaped floor wastes and 250mm deep bulkhead above open entry door
- Spacious main bathroom to upper level, adjacent to bedrooms 2 and 3 with ceramic white vanity bench top, ceramic white vanity basin, flickmixer tapware and full width frameless mirror above. 2 door, 3 drawer laminated vanity cupboards in a semi-gloss wood grain finish. Semi-frameless safety glass shower screens with pivot access door, fixed chrome vertical rail with hand held shower rose on flexible chrome hose. 'Recline' rectangular acrylic 1650mm long white bath tub with chrome mixer tapware and spout. 600mm chrome double towel rail, exhaust-fan in ceiling and swing access door
- Separate dual flush close-coupled vitreous china toilet suite adjacent to bathroom. 'Soft-close' lid and seat with chrome wc paper holder and swing access door
- Wall tiles to 2 metres high in ensuite and bathroom showers, splashback tiles above vanity bench tops, bath tub, kitchen bench top and laundry tub
- Built-in wardrobes to bedrooms 2 and 3, melamine top shelves, chrome hanging rails, aluminium framed sliding access doors, one mirrored, the other vinyl faced
- Walk-in wardrobe to bedroom one, melamine top shelves, chrome hanging rails and 250mm deep bulkhead above open entry
- Swing access doors to all bedrooms
- Vinyl faced double door linen and broom cupboard with 4 rows of melamine shelves to upper level
- Storage cupboard under stair well
- Hardwired smoke detectors with battery back-up in ceilings in bedrooms and outside bedrooms
- TV points to lower and upper living areas
- Phone/data outlet connection points to lower and upper living areas

- House is prewired for both telephone connection and the National Broadband Network connection
- 4 blade ceiling fans to all bedrooms, lower level living area and patio (5)
- Recessed energy efficient downlights to living and service areas, florescent tube to double garage, external lights to front entry porch, clothes drying area and patio
- Mitsubishi (7.1kw) split system air-conditioning unit installed to lower level living area
- Mitsubishi (2.4kw) split system air-conditioning unit installed to bedroom one
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house
- Timber (bull-nosed profile) 42mm wide architraves and 62mm high skirting boards
- 75mm coved plaster cornice to ceilings throughout
- 10mm plaster board lined internal walls and ceilings
- Villaboard lined walls to all wet areas. (6mm wide)
- Kitchen with white low sheen laminated floor cupboards and drawers, feature timber panels to overhead cupboards and under breakfast bar with Smart Stone benchtops. Euro 600mm wide multi-function under bench oven, Euro 600mm wide ceramic cook top, Euro stainless steel retractable rangehood, Euro stainless steel dishwasher, Euro microwave in under bench cupboard, 'Essential' stainless steel 1 $\frac{3}{4}$  bowl sink with mixer tap and draining board, single door access to pantry with four melamine shelves, 950mm wide fridge recess with water connection and 285mm overhang to wide island breakfast bar
- Separate laundry with swing access door, double door floor cupboard, laminated bench top with stainless steel laundry tub inset and flickmixer tap. Concealed washing machine taps, washing machine space and wall mounted dryer provision
- Single fold-a-way clotheslines installed to clothes drying area
- Lower level wc adjacent to laundry with 'soft-close' lid and seat, chrome toilet roll holder, and swing access door
- Rennai 250 litre electric hot water system installed
- Double lock-up garage with remote controlled automatic opening Colorbond sectional panel lift door (2 handsets plus one wall mounted) with internal swing access door

- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Colorbond roof to outdoor entertaining area, ceiling lined and sealed with exposed aggregate concrete floor slab and 350mm x 350mm cement rendered brick support column, weatherproof double power point outlet fixed to external wall. Glass sliding doors from meals area to access outdoor entertaining area
- 3,000 litre rain water tank with Evo 3 pump, connected to all toilets (3) and cold water supply to laundry
- 1800mm high close butted timber paling fence to side boundary with side access gate, 1800mm high lapped and capped between units, and part of front boundary with single side access gate
- Fully turfed and decoratively landscaped front garden with pebbles to side boundary, providing minimal maintenance (\$2,500 allowance)
- 'Homeguard' termite treatment in compliance with Sunshine Coast Regional 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)
- Decorative letterbox, tv antenna supplied and installed
- 2 external hose taps
- Queensland Building Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee



## Inclusion List: Dwelling 2

- Colorbond roof, (Custom Orb) profile at 10 and 15 degree roof pitch, roll top ridge with 60mm Anticon insulation blanket installed to the underside of the roof sheeting
- Colorbond metal fascia and gutter
- Roofed front entry porch, ceiling lined and sealed, with 140mm x 140mm laminated Merbau timber support post
- Concrete floor slab
- External walls, a combination of cement rendered brick and face brick with James Hardies weatherproof external cladding to lower level, James Hardie Linea board weatherproof external cladding to upper level, sealed and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind all external cement rendered brickwork, face brickwork and to all James Hardies weatherproof external cladding
- 190mm wide concrete block 'party dividing wall' separating each unit, concrete core filled
- 2550mm (8 foot 6 inch) high ceilings to both upper and lower level ceilings
- Hyne T2 termite resistant treated timber wall frames and roof trusses
- Powder coated aluminium sliding windows and glass sliding doors
- Flyscreens in nylon fibre mesh to all opening windows and glass sliding doors
- Key locks to all windows and glass sliding doors
- Sunblock pull-down blinds to all windows and glass sliding doors, except wet area windows
- 450mm x 450mm ceramic floor tiles to front entry, living, dining area, kitchen, study, laundry recess and powder room lower levels, bathroom, ensuite and wc upper levels
- Quality range of carpet to all bedrooms, built-in wardrobes, bedroom one walk-in wardrobe, upper level retreat and double door linen cupboard
- Redit-coat flush panel internal doors with satin chrome lever type door handles.
- Clip-on or cushion door stops to all internal swing doors
- 920mm wide aluminium framed front entry door with obscure glass panel
- Triple keyed deadlock to front entry door



- Draught excluder to front entry door
- Ensuite to bedroom one, 1800mm long shower with semi-frameless safety glass shower screens, pivot access door, fixed chrome vertical rail with hand held shower rose on flexible chrome hose. Ceramic white vanity bench top with twin ceramic white vanity bowls, flickmixer tapware and full width frameless mirror above. Double door, 3 drawer wood grain laminated vanity cupboards in a semi-gloss finish. Close-coupled dual flush vitreous china toilet suite (white), with 'soft-close' lid and seat. 600mm wide chrome double towel rail and toilet roll holder. Exhaust fan in ceiling, chrome plated square shaped floor wastes and 250mm deep bulkhead above open entry door
- Spacious main bathroom to upper level, adjacent to bedrooms 2 and 3 with ceramic white vanity bench top, ceramic white vanity basin, flickmixer tapware and full width frameless mirror above. 2 door, 3 drawer laminated vanity cupboards in a semi-gloss wood grain finish. Semi-frameless safety glass shower screens with pivot access door, fixed chrome vertical rail with hand held shower rose on flexible chrome hose. 'Recline' rectangular acrylic 1650mm long white bath tub with chrome mixer tapware and spout. 600mm chrome double towel rail, exhaust-fan in ceiling and swing access door
- Separate dual flush close-coupled vitreous china toilet suite adjacent to bathroom. 'Soft-close' lid and seat with chrome wc paper holder and swing access door
- Wall tiles to 2 metres high in ensuite and bathroom showers, splashback tiles above vanity bench tops, bath tub, kitchen bench top and laundry tub
- Built-in wardrobes to bedrooms 2 and 3, melamine top shelves, chrome hanging rails, aluminium framed sliding access doors, one mirrored, the other vinyl faced
- Walk-in wardrobe to bedroom one, melamine top shelves, chrome hanging rails and 250mm deep bulkhead above open entry
- Swing access doors to all bedrooms
- Vinyl faced double door linen and broom cupboard with 4 rows of melamine shelves to upper level
- Hardwired smoke detectors with battery back-up in ceilings in bedrooms and outside bedrooms
- TV points to lower and upper living areas
- Phone/data outlet connection points to lower and upper living areas

- House is prewired for both telephone connection and the National Broadband Network connection
- 4 blade ceiling fans to all bedrooms, lower level living area and patio (5)
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- Daikin (7.1kw) split system air-conditioning unit installed to lower level living area
- Daikin (2.4kw) split system air-conditioning unit installed to bedroom one
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house
- Timber (splayed profile) 42mm wide architraves and 62mm high skirting boards
- 75mm coved plaster cornice to ceilings throughout
- 10mm plaster board lined internal walls and ceilings
- Villaboard lined walls to all wet areas. (6mm wide)
- Kitchen with white low sheen laminated floor cupboards and drawers, feature timber panels to overhead cupboards and under breakfast bar with Smart Stone benchtops. Euro 600mm wide multi-function under bench oven, Euro 600mm wide ceramic cook top, Euro stainless steel retractable rangehood, Euro stainless steel dishwasher, Euro microwave in under bench cupboard, 'Essential' stainless steel 1¾ bowl sink with mixer tap and draining board, single door access to pantry with four melamine shelves, 950mm wide fridge recess with water connection and 285mm overhang to wide island breakfast bar
- Laundry recess to rear of double garage wall, with stainless steel laundry tub inset in bench top above double door floor cupboard, washing machine space with concealed washing machine taps and wall mounted dryer provision. Glass sliding rear exit door to clothes drying area
- Single fold-a-way clotheslines installed to clothes drying area
- Lower level wc under stair well with 'soft-close' lid and seat, hand wash basin, chrome toilet roll holder, and swing access door
- Rennai 250 litre electric hot water system installed
- Double lock-up garage with remote controlled automatic opening Colorbond sectional panel lift door (2 handsets plus one wall mounted) with internal swing access door

- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Colorbond roof to outdoor entertaining area, ceiling lined and sealed with exposed aggregate concrete floor slab and 140mm x 140mm laminated Merbau timber support post, weatherproof double power point outlet fixed to external wall. Glass sliding doors from meals area to access outdoor entertaining area
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- Painting: 3 coat system inside and out, (undercoat or sealer and two top coats)
- Decorative letterbox, tv antenna supplied and installed
- 2 external hose taps
- Queensland Building Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee

**Total Duplex Build Price With The Above  
Inclusions;  
\$ TBA, 000**