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## *Maverix Private Build Range*

### *"Ajax"*



Bedrooms	Three
Bathrooms	Two
Garage	Double Garage
Features	Ducted Air Con, Alfresco, WIP
House Size	150m2 (16.2 Squares)
Suit Land Size	250 m2 & more

## Appraisal Summary:

Customizable yet complete.

100% finished and ready to move in; the *AjaX* floor plan is cleverly designed to fit three bedrooms onto 250m<sup>2</sup> blocks, allowing for a quality home perfect for first home buyers or those looking to downsize.

Three bedrooms, main bedroom with walk-in wardrobe and ensuite, built-in wardrobes to bedrooms two and three, with mirror sliding access doors.

2550mm (8 foot 6 inch) high ceilings throughout.

Smartstone 20mm 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, walk-in pantry with four rows of melamine shelves, twin rubbish bins in cupboard drawer, 1000mm wide fridge recess with water connection and wide breakfast bar

Ducted air-conditioning, separate laundry, double garage, concrete side boundary footpath, fully turfed and landscaped front and back gardens, fully fenced with side access gate; ready to move in.

The *AjaX* 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, 15.0 degree pitch with 55mm Anticon insulation blanket to the underside of the roof sheeting.
- Colorbond roof to front entry porch, lined and sealed with 140mm x 140mm stained hardwood timber support post
- 7.5 star energy efficiency rating attained
- Colorbond fascia and gutter
- Concrete floor slab
- Hardies weatherproof external cladding, sealed and painted to part of front elevation, cement rendered and painted brick to remaining part of front elevation, sides and rear elevations
- Sisalation (moisture proof barrier) fixed to timber frame behind all cement rendered brickwork and external weatherproof cladding
- R1.5 Batts providing additional insulation behind all external weatherproof external wall cladding
- T2 pest resistant timber frames and roof trusses 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
- 600mm x 300mm ceramic floor tiles to bathroom, ensuite, wc and laundry
- Quality range of 5mm premium vinyl plank flooring to bedrooms, wardrobes, front entry, hallways, living and meals area and kitchen
- 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 20mm 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 bedrooms two and three with freestanding 1580mm long acrylic bathtub, chrome shower hose and adjustable rose on adjustable vertical chrome column above bathtub, 2 fixed glass semi-frameless panels and pivot access door. Laminated vanity cupboards ('soft-close' doors and drawers) with 20mm stone vanity bench top, counter top vitreous china basin with full width frameless mirror above, 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 close-coupled dual flush unit with 'soft-close' lid and seat, chrome plated 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 wall tiling in both showers, (shower over bath, in main bathroom) splashback tiles above vanities, laundry tub and above kitchen bench tops. Skirting tile to double garage perimeter concrete floor
- Built-in wardrobes to bedrooms two and three each with melamine top shelf, chrome plated hanging rail and mirrored faced sliding access doors
- Walk-in wardrobe to master suite, melamine top shelf, bank of side shelves, chrome plated hanging rails and swing access door
- Swing access door to master suite
- Vinyl faced double door linen cupboard with four rows of melamine shelves adjacent to laundry
- 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 with seven outlets
- Tv point to living area and master bedroom (2)
- Two data connection points, living area and bedroom one
- 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, entry hallway, master bedroom and walk-in wardrobe, kitchen, bathroom, ensuite, laundry, wc, front entry porch, alfresco, timber blade ceiling fan lights to all bedrooms, two 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 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, walk-in pantry with four rows of melamine shelves, twin rubbish bins in cupboard drawer, 1000mm wide fridge recess with water connection and wide breakfast bar
- Separate laundry with 45 litre stainless steel laundry tub inset in 20mm stone bench top, concealed chrome finished washing machine taps, two door laminated floor cupboards, and glass sliding exit door to plain concreted footpath
- Foldaway clothes hoist supplied and installed
- Aquamax 315 litre electric hot water system installed
- Double garage with remote controlled automatic opening Panelift door (2 remote controls and one wall mounted) with internal swing door access
- Exposed aggregate concrete drive to double garage and footpath to front entry porch

- Front entry porch lined and sealed with 140mm x 140mm stained hardwood timber support post and exposed aggregate concrete floor slab
- Roofed outdoor entertaining (alfresco) area with 600mm x 600mm external grade (non-slip) porcelain floor tiled patio and 140mm x 140mm stained hardwood timber support post
- 1.8 metre high close butted timber paling fence to side and rear boundaries with one single side access gate (\$2,000 allowance)
- Fully turfed back and front with decoratively planted garden beds to front, plain concrete footpaths to both side boundaries (\$4,500 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
- 5,000 litre rainwater tank installed, connected to both toilets and laundry cold water supply
- 2 external garden taps
- Queensland Building Construction Commission 6 year structural warranty
- 6 months builders maintenance guarantee

## Total Build Price With The Above Inclusions

**\$222,800**

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