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Maverix Private Build Range

"Xamantha"



Bedrooms	Four
Bathrooms	Two
Garage	Double
Features	Ensuite, WIR, Air Con, Media
House Size	221.0 m2
Suit Land Size	375 m2 & more

Appraisal Summary:

Complete yet allowing for customisation.

Xamantha is a modern, family sized home, and being 11.1m wide, it is suitable for blocks with at least 12.5m frontage.

Xamantha incorporates four bedrooms; the master at the rear of the property, ensuring privacy from the remaining bedrooms and complete with spacious Hollywood style ensuite and large walk-in wardrobe.

Dual living areas with a large, spacious living and dining area and a separate, enclosed media room with cavity sliding door access.

600x600mm tiles, 2.55m high ceilings, air-conditioned living areas and numerous other features including a modern kitchen complete with Omega gas appliances and walk-in pantry.

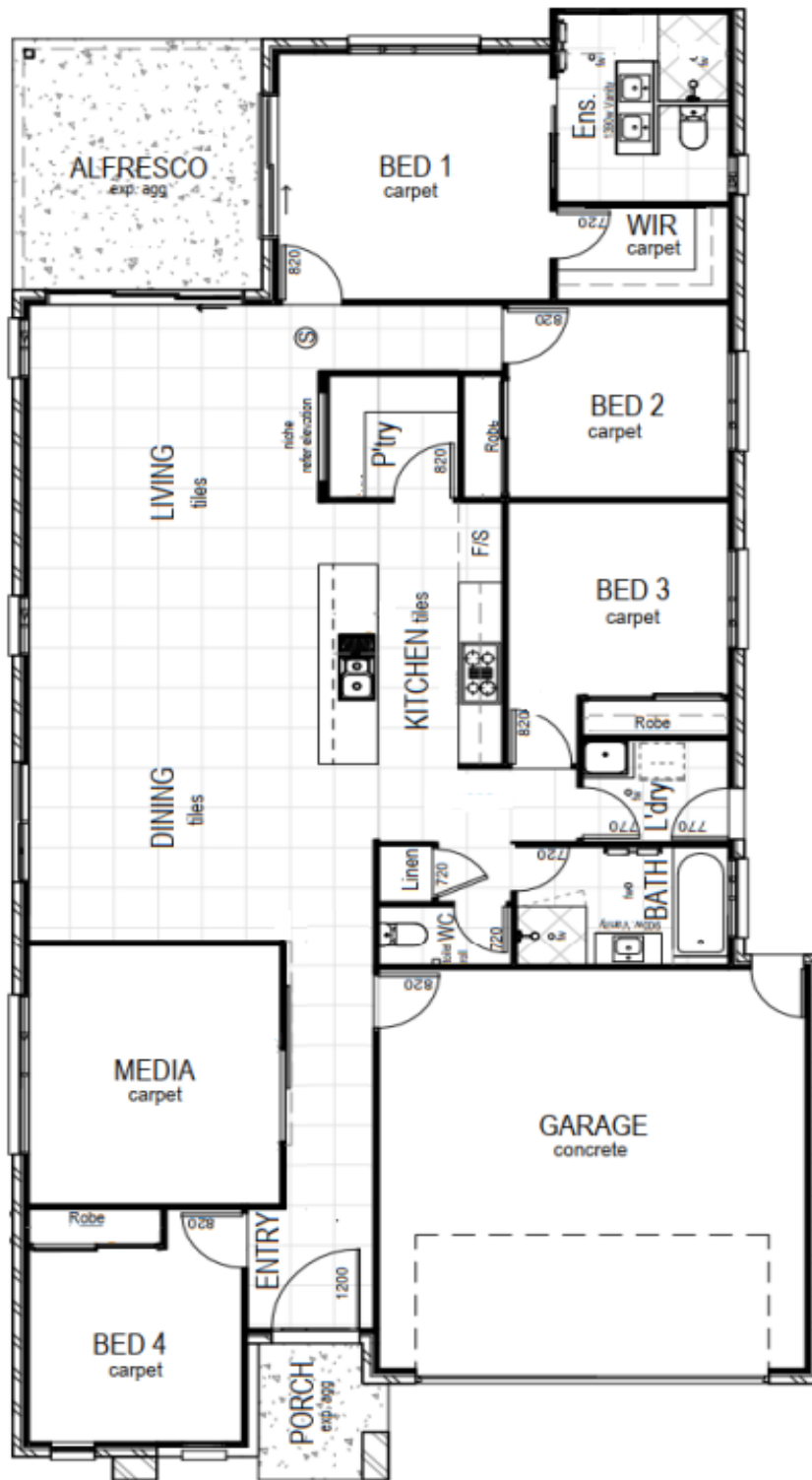
Roofed exposed aggregate concrete alfresco, fully fenced, fully turfed back garden, decorative garden beds and turfed front garden, side access gate, exposed aggregate concrete drive, street appealing front elevation.

The package is 'ready to move in' with an impressive range of quality inclusions throughout.

Built by a local, hands-on builder who ensures a high-quality construction and efficient build times. Read on to see what the **Xamantha** 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 roof (Custom Orb) profile with heavy duty sarking underneath
- Earthwool insulation Batts to ceilings throughout
- Decorative cement rendered piers to front elevation, providing street appeal
- Colorbond fascia and gutter
- Colorbond roof front entry porch, ceiling lined and sealed with rendered brick support column
- 1200mm wide feature timber and obscure glass front entry door
- Security deadbolt to front entry door
- Concrete floor slab (subject to 'M' classification)
- Mixture of cement rendered and painted brickwork to front elevation and external weatherproof cladding, sealed and painted. External weatherproof cladding over windows and infills, sealed and painted. Rendered brick, sealed and painted, to rear and side elevation.
- Sisalation (moisture proof barrier) fixed to timber frame behind all cladding and face brick
- 1.5 insulation Batts behind external wall cladding and brickwork
- 2.550 metre (8 foot 6 inch) high ceilings throughout
- Termite treated timber wall frames and roof trusses
- Powder coated aluminium windows and glass sliding doors
- Key-locks to all opening windows and glass sliding doors
- Nylon mesh flyscreens to all opening windows and glass sliding doors
- Sun block roll-a-blinds to all windows and glass sliding doors (excluding wet areas)
- Quality range of carpet to all bedrooms, wardrobes and media room
- Quality range of 600mm x 600mm porcelain floor tiles throughout living and wet areas
- Large, private media room with cavity sliding access doors
- Feature dimming switch lighting to media room

- Hollywood style ensuite to bedroom one; 20mm stone vanity bench top with Polytec 'soft-close' drawers, cupboards, twin semi-recessed vitreous china vanity bowls, chrome mixer tapware with frameless full width mirror above. Concealed, open shower behind vanity with step down tiling and open access, flexible chrome shower holder and adjustable shower rose. Wall tiles to 2 metres high in shower. Concealed dual flush close-coupled wc with 'soft close' lid with chrome wc paper holder. Chrome double towel rail, light-heater-exhaust fan to ceiling and Smart Tile floor wastes
- Main bathroom has 20mm stone vanity bench top, Polytec 'soft-close' drawers, vitreous china bowl inset in bench top with chrome mixer tapware and frameless full width mirror above. Semi frameless custom glass shower screens with pivot access door, flexible chrome shower hose and adjustable shower rose. Wall tiles to 2 metres high in shower. Freestanding acrylic bathtub with chrome mixer tapware and spout, chrome double towel rail, light-heater-exhaust fan to ceiling, Smart Tile floor wastes and swing access door with privacy lock
- Separate dual flush close-coupled wc with 'soft close' lid and seat adjacent to main bathroom with chrome wc paper holder, exhaust fan and swing access door with privacy lock
- Built-in wardrobes to bedrooms two, three and four; Whiteboard top shelf, stainless steel hanging rails and white vinyl faced sliding access doors
- Walk-in wardrobe to master bedroom; Whiteboard top shelf, two sets of bank of Whiteboard side shelves, and stainless steel hanging rails
- Linen cupboard outside bedrooms with four rows of Whiteboard shelves and swing access door
- Hardwired smoke detectors with battery back-up in ceilings outside bedrooms as per council regulations
- Four blade ceiling fans to all bedrooms, dining, living and media (7)
- Daiken 7kw split air-conditioning systems installed to living area and media room (2)
- TV point / data points to living area and media room (2)
- House is prewired for National Broadband Network connection

- Earth leakage circuit breakers installed throughout house
- Ample double power points throughout house
- LED flush mounted down lights to living areas, bedrooms, media, and service areas. Oblong LED tube to double garage, external light to undercover entertaining area, front entry and clothes drying area
- Flush panel internal doors with brushed chrome finish to lever type door handles
- Privacy lock to master bedroom internal access door
- Cushion or clip-on door stops to all internal swing doors
- Splayed timber 42mm wide architraves and 66mm high skirting boards
- Plasterboard lined internal walls and ceilings
- 90 mm coved plaster cornice to ceilings throughout
- Villaboard lined walls to all wet areas
- Kitchen with Polytec Melamine doors to floor and overhead cupboards, 20mm stone bench tops, Omega 900mm freestanding gas cooktop and oven, Omega 900mm stainless steel slide-out rangehood, Omega stainless steel faced dishwasher, double bowl stainless steel sink with drainer and Flickmixer tap. Large, walk-in pantry with four rows of melamine shelves and swing access door, 'soft close' feature to pot drawer, plate drawers and cupboard doors, contrasting coloured 600mm x 300mm porcelain splashback tiles above bench tops to underneath overhead cupboards, fridge recess with water connection and island breakfast bar
- Separate laundry with 45L stainless steel laundry tub inset into 20mm Caesarstone bench tops. Adjacent cupboard with 'soft close' Polytec doors. Flickmixer tap inset and concealed washing machine taps. Sliding glass door access to clothes drying area
- Plain concreted footpath from laundry to clothesline and side of house boundary
- Foldaway Slimline clothesline supplied and installed
- 26L instantaneous continuous flow gas hot water system installed and fully operational
- Double garage with Colorbond Slimline remote controlled automatic opening door (2 handsets plus one wall mounted) and internal swing door access

- Exposed aggregate concrete drive to garage
- Outdoor entertaining area (Alfresco) with glass sliding access doors from living area and master bedroom, under main roof, lined and sealed with exposed aggregate concrete finish
- Wall mounted weatherproof double power point provided for outdoor entertaining area, (Alfresco)
- 1.8 metre high close butted timber paling fence to side and rear boundaries, one single timber paling side access gate to side boundary
- Rear garden fully turfed, front garden turfed with decoratively planted garden beds in compliance with Development covenants
- 5,000 litre rainwater tank supplied and installed on plain concrete floor slab with pump, connected to toilets and laundry cold water supply
- Termite pest control treatment in compliance with Sunshine Coast Council requirements (Accurate Pest Control)
- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- Painting: 3 coat system internally (undercoat or sealer and two top coats) Haymes ultra-premium two coat paint to exterior
- Allowance for one internal feature wall, painted a separate colour
- Decorative letterbox with street number supplied and installed
- TV antenna supplied and installed
- 2 external hose taps (front and rear)
- Minimum 6-star green energy rating
- Professional builders house clean prior to handover
- Queensland Building and Construction Commission six year structural warranty
- 12 months builders maintenance guarantee

Total Build Price With The Above Inclusions:

\$320,560

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