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9 Frangipani Crescent, Nirimba, Aura



Bedrooms	Three
Bathrooms	Two
Garage	Double
Features	Ensuite, Air Con, Study
House Size	173 m2
Land Size	280 m2

Appraisal Summary:

9 Frangipani Crescent, Nirimba is to be built by local, hands-on and esteemed private builders and comes with the high-quality features you've come to expect from the MaveriX private builder network.

Construction is due to commence on this brand new, cleverly architected property with completion scheduled for March, 2024. Available to be secured now, with a 5k deposit, while under construction with settlement upon completion.

A popular floor plan which includes three bedrooms; the master uniquely designed to allow a large walk-through wardrobe into a spacious, elegant ensuite.

Bedroom two is at the rear of the property while bedroom three is centrally located with its own private courtyard. Both bedrooms have built-in wardrobes with mirror robes.

Multiple features including a double garage with internal laundry and storage, study area to the front, linen and broom cupboard, 2550mm (8 foot 6 inch) high ceilings throughout, hybrid vinyl wooden plank flooring to living and service areas, well designed kitchen with stainless steel appliances and spacious walk-in pantry.

Roofed and aggregate concreted 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 to provide even further appeal and value for money.

Situated in a highly sought after and envious location in Nirimba, surrounded by quality homes and only a minute walk to the local sporting fields and education facilities. Bushland, walking paths and cycle lanes are right on the doorstep with a natural aspect to the North.

Large infrastructure and transport corridors inbound; this property will suit the savvy investor, first home buyer and owner-occupier alike and presents fantastic value at \$699,900. Available to be secured now.

Inclusion List:

- Colorbond roof (Custom Orb) profile, 12.5 degree pitch with heavy duty sarking underneath
- Rendered foamboard and Colorbond parapet capping to front elevation to enhance street appeal
- Colorbond fascia and gutter
- Colorbond roofed front entry porch, ceiling lined and sealed with 90mm x 90mm timber stained support post
- 920mm wide aluminium framed obscure glass panelled front entry door
- Concrete floor slab
- James Hardies 'Linea' weatherproof external cladding to front elevation, sealed and painted, rendered brick veneer cladding to left hand side and rear elevations. James Hardies 'Hardismart' boundary wall cladding system to left hand side elevation.
- Sisalation (moisture proof wrap) fixed to timber frame behind all external walls
- 2.0 insulation Batts behind all James Hardies weatherproof external wall cladding
- 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
- Flyscreens to all opening windows and glass sliding doors
- Sun block roll-a-blinds to all windows and glass sliding doors
- Quality range of carpet to all bedrooms and wardrobes
- Vinyl wooden flooring to front entry, kitchen, dining-living area, study, walk-in pantry and hallways
- 600mm x 600mm feature floor tiles to wet areas
- Ensuite to bedroom one, stone vanity bench top with 'soft-close' cupboards and drawers, vitreous china vanity bowl, chrome mixer tapware with full width mirror above. Clear safety glass shower screens and pivot access door to 1760mm wide shower, flexible chrome shower hose and adjustable shower rose. Wall tiles to 2 metres high in shower. Dual flush close-coupled wc with 'soft close' lid and seat. Chrome double towel rail, chrome wc paper holder, light-heater-exhaust fan to ceiling, chrome floor wastes and feature bulkhead open entry

- Main bathroom has stone vanity bench top, vitreous china bowl inset in bench top with chrome mixer tapware and full width mirror above. Clear safety glass shower screens with pivot access door, flexible chrome shower hose and adjustable shower rose. Wall tiles to 2 metres high in shower. 1500mm long acrylic bathtub with chrome mixer tapware and spout, chrome double towel rail, light-heater-exhaust fan to ceiling, chrome floor wastes and swing access door
- Separate dual flush close-coupled wc with 'soft close' lid and seat adjacent to main bathroom with chrome wc paper holder and swing access door with privacy lock
- Built-in wardrobes to bedroom two and three with top shelves, stainless steel hanging rails and mirror faced sliding access doors
- Walk-through wardrobe to master bedroom, top shelf and stainless steel hanging rail
- Linen cupboard in hallway with four rows of shelves, broom storage, and vinyl faced sliding access doors
- Study area to front entry
- Hardwired smoke detectors with battery back-up in ceilings in and outside bedrooms in compliance with new safety requirements
- 4 blade ceiling fans to all bedrooms, and outdoor alfresco area (4)
- Daikin 5.0kw (or similar brand/model) split air-conditioning system installed to living area
- TV points to living area and bedroom 1
- House is prewired for National Broadband Network connection
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house
- LED flush mounted down lights to living areas, bedrooms, service areas, alfresco and portico. Oblong fluorescent tubes to double garage, external light to clothes drying area
- Flush panel internal doors with brushed chrome finish to lever type door handles
- Cushion or clip-on door stops to all internal swing doors
- Bevelled edged timber 42mm wide architraves and 68mm high skirting boards
- Plasterboard lined internal walls and ceilings
- 70 mm coved plaster cornice to ceilings throughout
- WR wet area board to all wet areas

- Kitchen with Polytec gloss finish to floor and overhead cupboards, stone bench tops, Euro multi-function stainless steel fan forced under bench oven. Euro ceramic hot plate, Euro stainless steel undermount rangehood, Euro stainless steel faced dishwasher, double bowl stainless steel sink with drainer and Flickmixer tap. Walk-in pantry with four rows of shelves, plate drawers and cupboard doors, contrasting coloured porcelain splashback tiles above bench tops to underneath overhead cupboards, microwave space, fridge recess with water connection and breakfast bar
- Laundry to rear of garage with Everhard stainless steel laundry tub with Flickmixer tap, concealed washing machine taps and two door cupboard below
- Foldaway clothesline supplied and installed
- 250 litre Rinnai or similar brand (off peak) hot water cylinder installed and fully operational on plain concrete floor slab
- Double garage with remote controlled automatic opening Panelift door (2 handsets plus one wall mounted) and swing internal door access
- Exposed aggregate concrete drive to double garage and front entry porch
- Spacious outdoor entertaining (Alfresco) area, under main roof, lined and sealed ceiling with an exposed aggregate concrete floor. Glass sliding access doors from living area
- 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
- 3,000 litre rainwater tank supplied and installed on plain concrete floor slab with pump, connected to both 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 inside and out, (undercoat or sealer and two top coats)
- Decorative letterbox with street number supplied and installed
- TV antenna supplied and installed
- 2 external hose taps
- Queensland Building and Construction Commission 6½ year structural warranty

Total Build Price With The Above Inclusions:

\$699,900