

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



Maverix Private Build Range

"Maddox"



Bedrooms	Three
Bathrooms	Two
Garage	Double Garage
Features	Ensuite, Ducted Air Con, Spa
House Size	148.7 m2
Suit Land Size	250 m2 & more

Appraisal Summary:

The **MaddoX** floor plan is customizable yet complete - designed to fit 250m² blocks while allowing for a modern, spacious feel. The package is 100% finished, 'ready to move in,' and comes with an impressive range of quality, upmarket inclusions throughout, meaning at 148.7m² you're not short on or compromising quality.

MaddoX Includes three bedrooms with the master bedroom containing a spacious ensuite and mirror/vinyl faced sliding access doors to built-in wardrobe.

large porcelain floor tiles to living areas, separate laundry, bathroom and ensuite. Feature Spa bath to create additional elegance to bathroom.

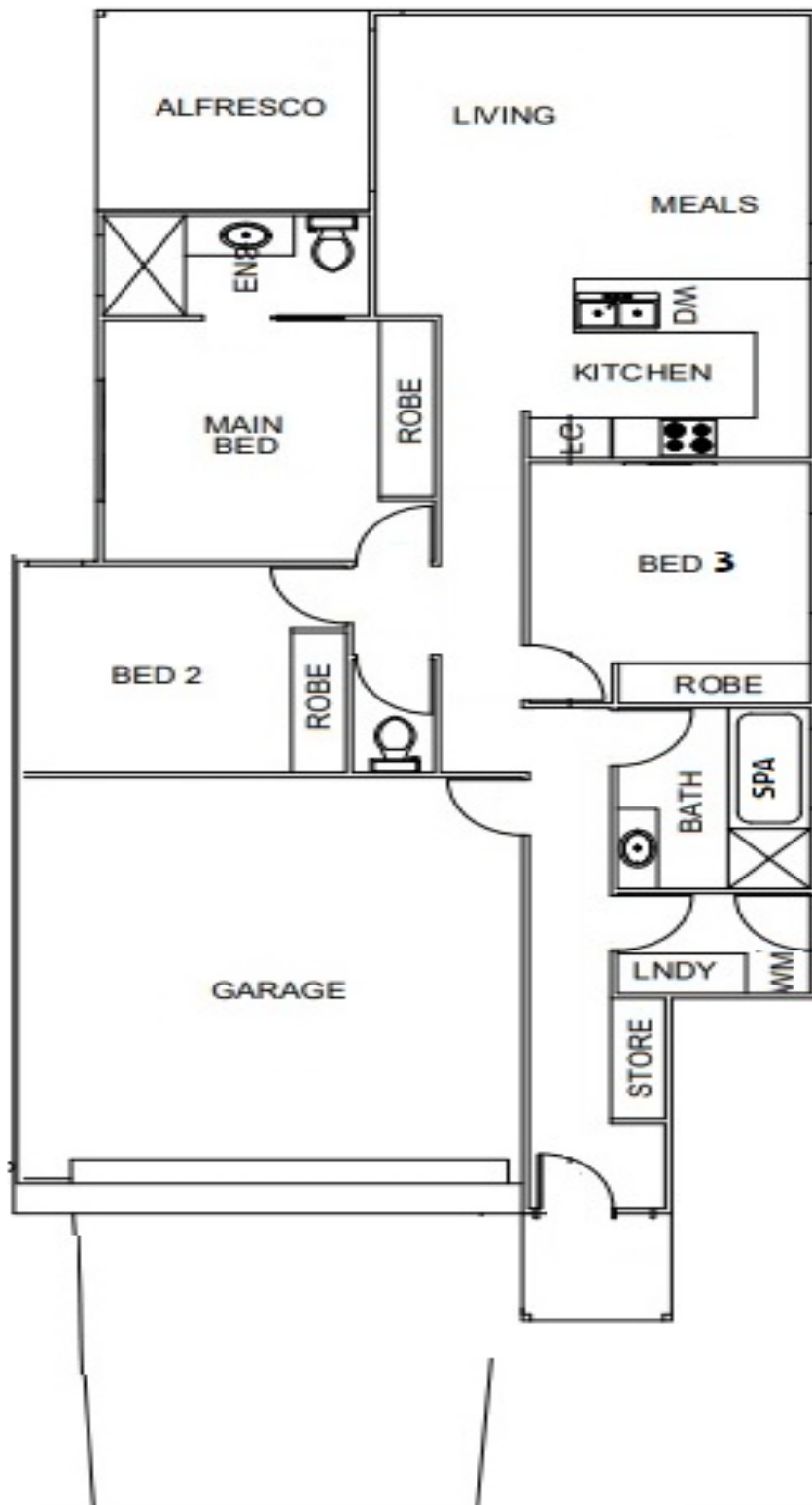
2440mm high ceilings with ducted air-conditioning throughout, stylish kitchen with 'soft-close' cabinetry, European appliances, and overhead feature pendant lighting.

Double garage, fully fenced, side access gate, turfed and decoratively landscaped. Plain concrete footpath to service area side boundary, 3,000 litre rainwater tank installed, foldaway clothesline, tv antennae and letterbox. Complete with nylon mesh flyscreens and pull-down sunblock blinds, everything has been designed so you are ready to just move in.

Built by a local, hands-on builder who ensures a high-quality construction and efficient build times. Read on to see what the **MaddoX** 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, 10 and 15 degree roof pitch with heavy duty sarking (moisture proof barrier) underneath.
- Colorbond fascia and gutter
- James Hardie weatherproof external cladding to perimeter walls, Stria sealed and painted, Easylap, sealed, cement rendered and painted. Vertical 42mm wide mouldings painted in a contrasting colour over cladding to front elevation
- Sisalation (moisture proof barrier) fixed to timber frame behind all external cladding
- 2.0 insulation Batts behind perimeter walls external weatherproof cladding
- 2.5 insulation Batts to ceilings throughout
- Front entry porch roofed with flat ceiling lined and sealed
- 900mm wide obscure glass panelled front entry door with adjoining 300mm wide fixed obscure glass panel
- Concrete floor slab (based upon 'M' site classification)
- Metal ceiling battens to fix plasterboard ceilings
- 2.440 metre (8 foot) high ceilings throughout
- Powder coated aluminium windows and glass sliding doors
- Nylon mesh flyscreens to all opening windows and glass sliding door
- Pull down sun-block blinds to all windows and glass sliding door
- Quality range of carpet to all bedrooms and built-in wardrobes
- Porcelain (600mm x 600mm) floor tiles to front entry, hall, living room, dining area, kitchen, bathroom, ensuite, wc and laundry
- Ensuite to main bedroom with 1200mm wide wall hung vanity unit, vitrified china vanity top with oblong shaped moulded basin, Flickmixer tap and high gloss Polytec 'soft-close' cupboards and drawers with full width mirror above. Clear safety glass shower screens with chrome trim and open entry, 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. Chrome double towel rail 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 oblong shaped 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 spa bath 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, opposite main bathroom with chrome wc paper holder
- Built-in wardrobes to bedrooms 1, 2 and 3, Melamine top shelves, stainless steel hanging rails with one mirror faced and one vinyl faced sliding access doors
- Sliding vinyl faced doors to linen cupboard in hall with 4 rows of Melamine shelves
- Ducted air-conditioning throughout with centrally located zonal keypad
- Hardwired smoke detectors with battery back-up in ceilings outside bedrooms
- 4 blade ceiling fans to bedrooms, living area and alfresco (Total 5)
- TV points to living area and bedroom one
- Telephone and data connection point in living area
- 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 alfresco, 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 lever type door handles
- 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, Smartstone 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. Single swing door pantry with 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 breakfast bar. Feature pendant lighting above breakfast bar
- Separate laundry with square edged laminated bench top, 3 door high gloss Polytec floor cupboards, stainless steel laundry tub with Flickmixer tap inset in bench top, concealed washing machine taps and aluminium framed clear glass panelled swing exit door to plain concreted side boundary footpath
- Plain concrete footpath from laundry to clothes drying area and rainwater tank
- Foldaway clothesline installed
- Rinnai 250 litre electric hot water system installed
- Double garage with remote controlled automatic opening Panelift door (2 handsets, plus one wall mounted) and internal access swing door
- Exposed aggregate concrete drive to double garage & footpath to front entry porch



- Outdoor entertaining area, (Alfresco) with glass sliding door access from living room, under main roof, lined and sealed with external grade porcelain floor tiles
- Weatherproof double power to outdoor entertaining area (alfresco)
- 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 to front
- Termite pest control treatment in compliance with Sunshine Coast Regional Authority's requirements
- Engineered designed concrete footings, floor slab, timber frames and roof trusses
- 3,000-5,000 litre rainwater tank supplied and installed, connected to both toilets and laundry cold water supply depending on covenant requirements
- 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 Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee

Total Build Package With The Above Inclusions

\$246,800

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

