

MaveriX Property Marketing

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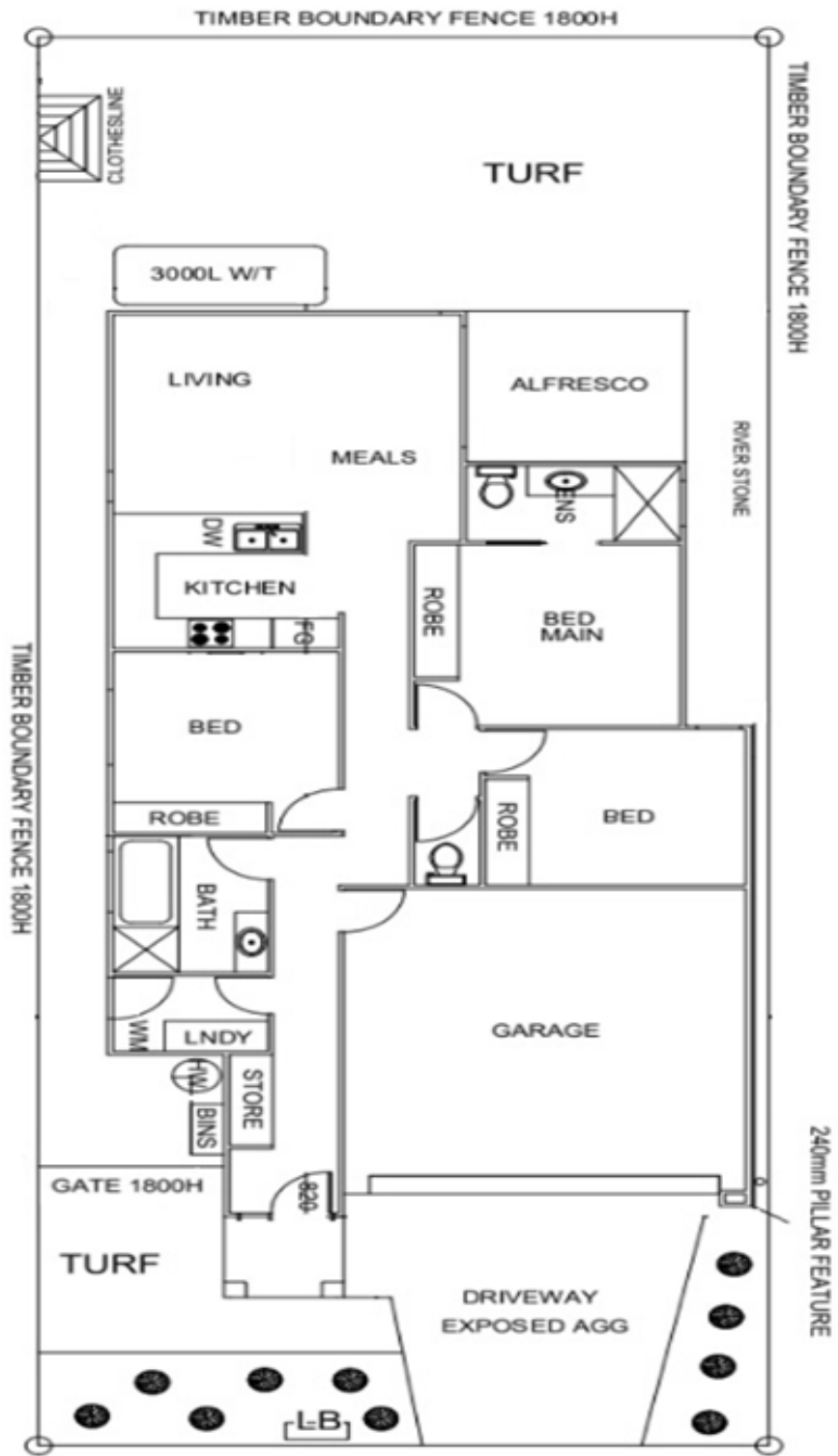
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30 (Lot 6613) Lord Howe Circuit, Banya, Aura Central, Qld, 4551



House Size	134.7 m2
Roofed Alfresco	9.0 m2
Front Entry Porch	5.0 m2
Total House Size	148.7 m2
Land Size	280 m2
Features	Ducted Air, Solar, Wooden Flooring



Appraisal Summary:

*Built by a hands-on, well-known, local, private builder; This **brand new** house and land package is 100% finished, 'ready to move in,' and comes with an impressive range of quality inclusions throughout, meaning at 148.7m2 you're not short on or compromising quality.*



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

Upmarket, quality range of vinyl wooden plank type flooring to living areas and 600mm x 600mm porcelain tiles to separate laundry, bathroom and ensuite. Feature free-standing bath to create additional elegance to bathroom.

2400mm high square set ceilings with ducted air-conditioning throughout, stylish kitchen with 'soft-close' cabinetry, waterfall edge to stone bench and European appliances.

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.

Available on a \$5,000 deposit with nothing more to pay until settlement, making this an ideal opportunity for first home buyers, owner occupiers and investors alike.

Competitively priced and a great opportunity to secure a fully finished package in Aura's newest suburb, surrounded by significant local infrastructure, parks, walk-ways, cycle paths, shopping and retail centres and the future transport hubs.

Inclusion List:

- Colorbond 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
- 820mm wide obscure glass panelled front entry door with adjoining fixed sidelight
- Concrete floor slab
- Metal ceiling battens to fix plasterboard ceilings
- 2.4 metre (8 foot) high square set 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
- Vinyl wooden plank flooring to front entry, hall, living room, dining area and kitchen (Note; pictures are of a previous, tiled version)
- Porcelain (600mm x 600mm) floor tiles to 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 pivot door 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 free-standing bath with chrome mixer tap and spout, two 900mm wide chrome double towel rails, 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
- Feature square set finish 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, Bellini fan forced wall oven in tower with microwave space above, Bellini 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, 920mm wide fridge recess with water access and 'waterfall end' to 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 litre rainwater tank supplied and installed, connected to both toilets and laundry cold water supply
- 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
- 6kw Solar Panel system supplied and installed to roof
- 2 external hose taps
- Queensland Building Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee

Total Price: House, Land, & Above Inclusions

\$709,000

