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16 Tasman Street, Banya, Qld, 4551



House Size	158.41 m2
Roofed Alfresco	5.47 m2
Front Entry Porch	4.01 m2
Total House Size	167.89 m2
Land Size	280 m2
Features	Air Con, Study

Appraisal Summary:

Construction soon to start on this popular floor plan with completion scheduled for the middle of 2024.

Admirable street appeal and fully landscaped externally, spacious and enticing internally.

Several parks, sporting fields, shopping facilities, walking trails and cycle paths on your doorstep with tree-lined veloways connecting you to the whole Aura community. Newly completed and opened nearby road links will make both the beach and the commute to Brisbane much easier and far more efficient.

A quiet, enviable location, surrounded by high-end homes and in a sold out, exclusive section of Banya. Countless infrastructure inbound will only further enhance the value already being offered.

Spacious entrance with high 2.55M ceilings opening into the study, privately tucked away at the front of the property and kept separate from the large living area overlooking the modern and functional kitchen.

Separate laundry, wc, main bathroom and plenty of storage with a double door linen cupboard and broom closet complete with power point for vacuum charging.

Three bedrooms, master bedroom with ensuite and his and her wardrobe, bedrooms two and three with built-in wardrobes.

Quality inclusions and fittings, stylish floor tiling, square set ceilings throughout, flyscreens, air conditioning in both the living area and master bedroom, sun block blinds and all completed and ready to move in!

Fully fenced, turfed, and decoratively landscaped including fashionable letterbox, providing instant street appeal to fully complete this house and land package being offered at great value in a highly sought after development.

Available now and eligible for First Home Buyer grants for those who qualify.

*Secure now on a \$5k deposit while under construction with settlement upon completion! **\$710,000.***

Inclusion List:

(To be confirmed)

- Colorbond roof with 60mm Anticon insulation blanket installed to the underside of the roof sheeting
- Colorbond metal fascia and gutter
- Roofed front entry portico, ceiling lined and sealed, with two cement rendered brick support columns
- Concrete floor slab
- External walls mainly cement rendered brick with Hardies weatherproof external cladding, sealed and painted, with cement rendered and painted foam cladding to infills, above glass sliding doors and above front entry
- Sisalation (moisture proof barrier) fixed to timber frame behind all external brickwork and to all weatherproof external cladding
- 2550mm high ceilings throughout
- Hyne T2 termite resistant treated timber wall frames and roof trusses
- Powder coated aluminium sliding windows, awning windows and glass sliding doors
- Mesh fly screens to all glass sliding doors and all opening windows
- Pull down sunblock blinds to all windows and glass sliding doors
- Key locks to all windows and glass sliding doors
- 450mm x 450mm ceramic pressed edge floor tiles to front entry, study, living, dining areas, kitchen, laundry, bathroom, and ensuite
- Quality range of carpet to all bedrooms and built-in wardrobes
- Redi-coat flush panel internal doors with satin chrome lever type door handles.
- Push-on or cushion door stops to all internal swing doors
- Spacious front entry with 820mm wide hinged front entry door
- Draught excluder to front entry door



- Ensuite to bedroom one, shower with framed safety glass screens, pivot access door and handheld shower rose on flexible chrome hose. Stone vanity bench top with oval shaped vitreous china inset basin, Flickmixer tapware and full width



- frameless mirror above. Double door, 3 drawer laminated vanity cupboards underneath bench top. Close-coupled dual flush vitreous china toilet suite (white), with 'soft-close' lid and seat. Chrome double towel rail and toilet roll holder. Exhaust fan in ceiling, chrome plated square shaped floor wastes and swing entry door
- Spacious main bathroom adjacent to bedroom 2 with Stone vanity bench top, oval shaped vitreous china inset basin, Flickmixer tapware and full width frameless mirror above. 2 door, 3 drawer laminated vanity cupboards underneath bench top. Safety glass shower screens with pivot access door and handheld shower rose on flexible chrome hose. 1570mm long white bathtub with chrome mixer tapware and spout. Chrome double towel rail, exhaust-fan in ceiling and swing access door
- Separate dual flush close-coupled vitreous china toilet suite. 'Soft-close' lid and seat with chrome wc paper holder and swing access door
- Wall tiles to 2 metres high in ensuite and bathroom showers, splashback tiles above vanity bench tops, bathtub, kitchen bench top and laundry tub
- Built-in wardrobes to bedrooms 2 and 3, high gloss painted top shelves, 3 high gloss painted side shelves, chrome plated hanging rails with a matt finish to silver framed vinyl faced sliding access doors
- His and her built-in wardrobe to bedroom one, high gloss painted top shelves, chrome plated hanging rails and 3 high gloss painted side shelves either side
- Swing access door to bedroom one
- Double sliding door linen cupboard to hallway with 4 rows of high gloss painted shelves

- Broom cupboard with top shelf and power point for vacuum charging in hallway outside laundry
- Hardwired smoke detectors with battery back-up in ceilings in bedrooms and outside bedrooms
- TV points to master bedroom and living area
- Phone/data outlet connection point installed in study
- House is prewired for both telephone connection and the National Broadband Network connection
- Three blade ceiling fans to living areas and all bedrooms
- Recessed energy efficient downlights to living and service areas, florescent tube to double garage, external lights to front entry porch, clothes drying area and patio
- Mitsubishi (5.0kw) split system air-conditioning unit installed to living area
- Mitsubishi (2.4kw) split system air-conditioning unit installed to bedroom one
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house
- Timber (splayed profile) 42mm wide architraves and 63mm high skirting boards
- Modern square set finish to ceilings throughout
- 10mm plaster board lined internal walls and ceilings
- Villaboard lined walls to all wet areas. (6mm wide)
- Kitchen with white low sheen laminated floor cupboards and drawers, feature timber panels to overhead cupboards and under breakfast bar with Stone benchtops. Westinghouse multi-function wall oven, Westinghouse electric cook top, Westinghouse stainless steel retractable rangehood, Westinghouse stainless steel dishwasher, microwave provision, Stylus stainless steel 1½ bowl sink with mixer tap and draining board, step-in pantry with four melamine shelves, wide fridge recess with water connection and stone bench overhang to breakfast bar



- Separate laundry with internal swing access door, stainless steel tub and cabinet, mixer tap, concealed washing machine taps, washing machine space and swing exit door to clothes drying area



- Single fold-a-way clothesline installed to clothes drying area
- Separate wc adjacent to laundry with 'soft-close' lid and seat, chrome toilet roll holder, exhaust fan and swing access door
- Rheem 250 litre electric hot water system installed
- Double lock-up garage with remote controlled automatic opening Colorbond sectional panel door (2 handsets plus one wall mounted) and internal swing door access
- Exposed aggregate concrete drive to double garage and footpath to front entry portico and letterbox
- Colorbond roof to outdoor entertaining area (patio), ceiling lined and sealed with exposed aggregate concrete floor slab and 140mm x 140mm painted timber support column, weatherproof double power point outlet fixed to external wall. Glass sliding doors from living area to access outdoor entertaining area (patio)
- 3,000 litre rainwater tank connected to all toilets (3) and laundry cold water supply, location determined by builder
- 1800 mm close butted timber paling fence to side boundaries
- Stockland developer and acoustic fence to rear boundary. 2.1m high, lapped, capped and painted
- Close butted timber paling fence to front boundary with side access gate
- Fully turfed front and rear gardens with decoratively landscaped garden beds to the front
- Low maintenance pebbles to side boundary landscaping
- 'Homeguard' termite treatment in compliance with Sunshine Coast Regional Council requirements

- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- Painting: 3 coat system inside and 2 coats of acrylic out (undercoat or sealer and top coats)
- Decorative letterbox supplied and installed
- Tv antenna supplied and installed
- 2 external hose taps

Total Price

House, Land and Above Inclusions

\$721,000