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## *Maverix Private Build Duplex Range* *"Xyler"*



Photo for illustration purposes only

Bedrooms	Three per unit
Bathrooms	Two per unit
Garage	Double Garage per unit
Features	Air Con, WIR, Retreat per unit
House Size	211.6m <sup>2</sup> & 207.9m <sup>2</sup>
Suit Land Size	Duplex Zoned Blocks

## Appraisal Summary:

Customizable yet complete.

The *Xyler* is designed to be a large, spacious duplex, larger than a great many family-sized houses, impressive externally, impressive, and spacious internally.

Built at right angles to each other to ensure complete privacy to one another with each dwelling able to have its own title.

Lower levels include spacious living area, impressive kitchen, separate laundry with adjacent wc, double garage and front roofed patio.

Upper level on each dwelling provides three bedrooms, master bedroom with ensuite and walk-in wardrobe, bedrooms two and three with built-in wardrobes, main bathroom, separate wc and expansive lounge area.

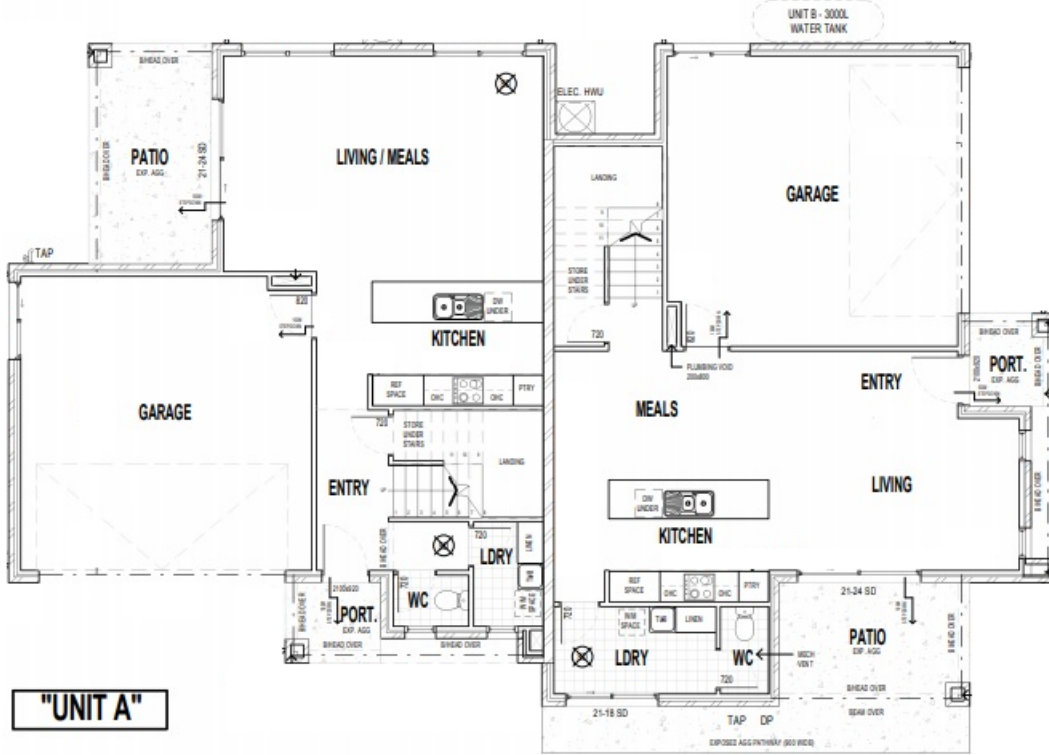
Cement rendered brickwork to lower level exterior walls, core filled concrete block (dividing) party wall and Hardies weatherproof external cladding to upper level perimeter walls.

Air-conditioned living areas and main bedrooms, quality range of sun block blinds to all windows and glass sliding doors, fully fenced in compliance with Development covenants, side access gate, turfed and decoratively landscaped.

Built by a local, private builder, specializing in duplex construction, and thus ensuring quality, hands-on knowledge, and efficient built and title times.

*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.*



"UNIT A"

"UNIT B"



"UNIT A"

"UNIT B"

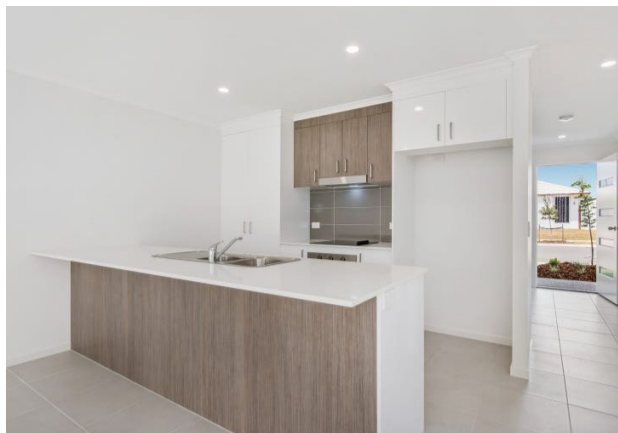
### Inclusion List: Unit A



- Colorbond roof, (Custom Orb) profile at 25 degree pitch with 75mm Anticon insulation blanket installed to the underside of the roof sheeting
- Colorbond metal fascia and gutter
- Roofed front entry porch, ceiling lined and sealed, with 480mm x 480mm cement rendered brick support column
- Concrete floor slab
- External walls mainly cement rendered brick with Hardies Sycon 'Axon' weatherproof external cladding to infills and parts of upper levels, sealed and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind all external cement rendered brickwork and to all Hardies weatherproof external cladding
- 190mm wide concrete block 'party dividing wall' separating each unit, concrete core filled
- 2400mm (8 foot) high ceilings to both upper and lower level ceilings
- Hyne T2 termite resistant treated timber wall frames and roof trusses
- Powder coated aluminium sliding windows, awning windows and glass sliding doors
- Security screens to all glass sliding doors (diamond grill type) with flyscreens in nylon fibre mesh to all opening windows
- Key locks to all windows and glass sliding doors
- 450mm x 450mm ceramic floor tiles to front entry, living, dining areas, kitchen, laundry and wc lower levels, bathroom, ensuite and wc upper levels
- Quality range of carpet to all bedrooms, built-in wardrobes, bedroom one walk-in wardrobe, stairs, upper level lounge, retreat and double door linen cupboard
- Readi-coat flush panel internal doors with satin chrome lever type door handles.
- Push-on or cushion door stops to all internal swing doors

- 820mm wide hinged front entry door, painted with one vertical glass panel
- Draught excluder to front entry door
- Ensuite to bedroom one, wide shower with semi-frameless safety glass screens, pivot access door and hand held shower rose on flexible chrome hose. Element Stone vanity bench top with oval shaped vitreous china inset basin, flickmixer tapware and full width frameless mirror above. Double door, 3 drawer wood grain laminated vanity cupboards in a semi-gloss finish. 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 to upper level, adjacent to bedrooms 2 and 3 with Element 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 in a semi-gloss wood grain finish. Safety glass shower screens with pivot access door and hand held shower rose on flexible chrome hose. Decina 'Bambino' acrylic 1500mm long white bath tub 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 adjacent to bathroom. '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, bath tub, kitchen bench top and laundry tub
- Built-in wardrobes to bedrooms 2 and 3, high gloss painted top shelves, bank of high gloss painted side shelves, chrome plated hanging rails with a matt finish to silver framed vinyl faced sliding access doors
- Walk-in wardrobe to bedroom one, high gloss painted top shelves, chrome plated hanging rails, two banks of high gloss painted side shelves, with a matt finish to silver framed vinyl faced sliding access doors
- Swing access door to bedroom one

- Vinyl faced double door linen cupboard with 4 rows of high gloss painted shelves
- Storage cupboard under stair well with swing access door
- Hardwired smoke detectors with battery back-up in ceilings in bedrooms and outside bedrooms
- TV points to lower and upper living areas
- Phone/data outlet connection points in lower and upper living areas
- House is prewired for both telephone connection and the National Broadband Network connection
- 4 blade ceiling fans to upper and lower level living areas and all bedrooms (5)
- 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
- Fujitsu (7.2kw) split system air-conditioning unit installed to lower level living area
- Fujitsu (2.4kw) split system air-conditioning units installed to bedroom one
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house
- Timber (bull-nosed profile) 42mm wide architraves and 63mm high skirting boards
- 50mm covered plaster cornice 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 Element Stone benchtops. Westinghouse multi-function under bench oven, Westinghouse cook top, Westinghouse stainless steel retractable rangehood, Dishlex stainless steel dishwasher, under bench microwave cupboard, Stylus stainless steel 1½ bowl sink with mixer tap and draining board, double door access to pantry with five melamine shelves, 950mm wide fridge recess with water connection and 285mm overhang to wide island breakfast bar
- Separate laundry with swing access door, stainless steel tub and cabinet, mixer tap, linen cupboard with 4 rows of high gloss painted shelves, concealed washing machine taps, washing machine space and wall mounted dryer provision
- Single fold-a-way clotheslines installed to clothes drying area
- Lower level wc adjacent to laundry with 'soft-close' lid and seat, chrome toilet roll holder, 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), internal swing access door and glass sliding side exit door
- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Colorbond roof to outdoor entertaining area, ceiling lined and sealed with exposed aggregate concrete floor slab and 480mm x 480mm cement rendered brick support column, weatherproof double power point outlet fixed to external wall. Glass sliding doors from living area to access outdoor entertaining area
- 3,000 litre rain water tank connected to all toilets (3) and cold water supply to laundry
- 1800mm high close butted timber paling fence to side boundary with side access gate, 1500mm high lapped and capped between units, and part of front boundary with 1250mm high pool type fencing to remainder of front boundary with single side access gate
- Fully turfed and decoratively landscaped front garden with pebbles to side boundary, providing minimal maintenance

- '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 out, (undercoat or sealer and two top coats)
- Decorative letterbox, tv antenna supplied and installed
- 2 external hose taps
- Queensland Building Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee



### Inclusion List: Unit B



- Colorbond roof, Colorbond roof, (Custom Orb) profile at 25 degree pitch with 75mm Anticon insulation blanket installed to the underside of the roof sheeting
- Colorbond metal fascia and gutter
- Roofed front entry porch, ceiling lined and sealed, with 480mm x 480mm cement rendered brick support column
- Concrete floor slab
- External walls mainly cement rendered brick with Hardies Sycon 'Axon' weatherproof external cladding to infills and parts of upper levels, sealed and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind all external cement rendered brickwork and to all Hardies weatherproof external cladding
- 190mm wide concrete block 'party wall' separating each unit, concrete core filled
- 2,550 metre (8 foot 6 inch) high ceilings to lower level and 2,400 metre (8 foot) high ceiling to upper level
- Hyne T2 termite resistant treated timber wall frames and roof trusses
- Powder coated aluminium sliding windows, awning windows and glass sliding doors
- Sun block pull-down blinds to all windows and glass sliding doors
- Security screens to all glass sliding doors (diamond grill type) with flyscreens in nylon fibre mesh to all opening windows
- Key locks to all windows and glass sliding doors
- 450mm x 450mm ceramic floor tiles to front entry, living, dining areas, kitchen, laundry and wc lower levels, bathroom, ensuite and wc upper levels
- Quality range of carpet to all bedrooms, built-in wardrobes, bedroom one walk-in wardrobe, stairs, upper level lounge and double door linen cupboard
- Readi-coat flush panel internal doors with satin chrome lever type door handles.

- Push-on or cushion door stops to all internal swing doors
- 920mm wide hinged front entry door, painted with one vertical glass panel
- \* Draught excluder to front entry door
- Ensuite to bedroom one, wide shower with semi-frameless safety glass screens, pivot access door and adjustable chrome shower head. Element Stone vanity bench top with oval shaped vitreous china inset basin, flickmixer tapware and full width frameless mirror above. Double door, 3 drawer wood grain laminated vanity cupboards in a semi-gloss finish. Close-coupled dual flush vitreous china toilet suite (white), with 'soft-close' lid and seat. Chrome double towel rail and toilet roll holder. 3 in 1 exhaust fan-light-heater in ceiling, chrome plated square shaped floor wastes and swing entry door
- Spacious main bathroom to upper level, opposite bedrooms 2 and 3 with Element 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 in a semi-gloss wood grain finish. Safety glass shower screens with pivot access door and chrome adjustable shower head. Decina 'Bambino' acrylic 1500mm long white bath tub with chrome mixer tapware and spout. Chrome double towel rail, 3-1 exhaust-fan- light-heater in ceiling and swing access door
- Separate dual flush close-coupled vitreous china toilet suite adjacent to bathroom. 'Soft-close' lid and seat with chrome wc paper holder, 'Airflow' exhaust-fan and swing access door
- Wall tiles to 2 metres high in ensuite and bathroom showers, splashback tiles above vanity bench tops, bath tub, kitchen bench top and laundry tub
- Built-in wardrobes to bedrooms 2 and 3, high gloss painted top shelves, bank of high gloss painted side shelves, chrome plated hanging rails with a matt finish to silver framed vinyl faced sliding access doors
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- Swing access door to bedroom one

- Vinyl faced double door linen cupboard with 4 rows of high gloss painted shelves
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**Total Duplex Build Price With The Above  
Inclusions;  
\$ TBA, 000**