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Maverix Private Build Range

"DeXter"



Bedrooms	Four
Bathrooms	Two
Garage	Double Garage
Features	Ducted Air Con, WIP, WIR
House Size	187.2m2 (20.2 Squares)
Suit Land Size	315 m2 & more

Appraisal Summary:

Customizable yet complete.

Suitable for corner blocks or land over 315m².

100% finished and ready to move in; the *DexTer* floor plan allows for a four bedroom family sized home and can be easily modified into a three bedroom plus a central media or a three bedroom plus a front study.

The *DexTer* includes four bedrooms, the main bedroom with ensuite and wide walk-in wardrobe, bedroom four to the front of the house, impressive kitchen with upmarket features, spacious living areas, separate laundry, large, roofed, floor tiled rear terrace and double garage.

Features include 2550mm (8 foot 6 inch) high ceilings, 600mm x 600mm porcelain floor tiles, 'soft-close' cabinetry to kitchen, bathroom, ensuite and laundry, ducted air-conditioning, flyscreens to all windows and glass sliding doors, completely fenced with side access gate, fully turfed with decorative garden beds to the front, all ready to just move in.

The *DexTer* package is built by a local, hands-on builder who ensures a high-quality construction and efficient build times, allowing for an enviable and quality-built residence.

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 roof (Custom Orb) profile, 25.0 degree roof pitch with Anticon insulation blanket to the underside of the roof sheeting
- Colorbond roof to front entry porch, ceiling lined and sealed with two 115mm x 115mm stained hardwood timber support posts
- 7.5 star energy efficiency rating attained
- Colorbond fascia and gutter
- Concrete floor slab
- Brick external walls, cement rendered and painted, with Hardies external weatherproof cladding, sealed and painted as per plan
- Sisalation (moisture proof barrier) fixed to timber frame behind external cement rendered brickwork and Hardies weatherproof external cladding
- R1.5 Batts providing additional insulation behind Hardies weatherproofed external cladding
- T2 pest resistant timber frames and roof trusses
- 2.550 metre (8 foot 6 inch) high ceilings throughout
- Powder coated aluminium windows and glass sliding doors
- Flyscreens to all opening windows and glass sliding doors
- 600mm x 600mm porcelain floor tiles to front entry, hall, living area, meals area, kitchen, bathroom, ensuite, wc and laundry
- Quality range of carpet to bedrooms, built-in wardrobes and master bedroom walk-in wardrobe
- Humes 820mm wide feature front entry door
- Ensuite to bedroom one with rimless back to wall dual flush wc with 'soft-close' lid and seat, laminated vanity cupboards ('soft-close' doors and drawers) with 20mm stone vanity bench top, vitreous china basin with full width frameless mirror above, semi-frameless clear safety glass shower screens and pivot access door, chrome shower hose and adjustable rose on adjustable vertical chrome column, chrome double towel rail, chrome wc paper holder, decorative smart tile floor wastes, light-exhaust fan to ceiling and cavity sliding access door

- Main bathroom adjacent to bedrooms two, three and four with freestanding acrylic bath tub, laminated vanity cupboards ('soft-close' doors and drawers) with 20mm stone vanity bench top, counter top vitreous china basin with full width frameless mirror above, semi-frameless clear safety glass shower screens and pivot access door, chrome shower hose and adjustable rose on adjustable vertical chrome column, chrome double towel rail, decorative smart tile floor wastes, light-exhaust fan to ceiling and swing access door
- Toilet opposite main bathroom with rimless back to wall, dual flush vitreous china wc with 'soft-close' lid and seat, chrome wc paper holder, exhaust fan and privacy lock to swing access door
- Chrome plated 'Harmony' or similar quality mixer tapware to kitchen, bathroom, ensuite and laundry
- 1.8 metre high rectified edge wall tiling in both showers, splashback tiles above vanities, bathtub, laundry tub and above kitchen bench tops
- Built-in wardrobes to bedrooms two, three and four, each with melamine top shelf, chrome hanging rail and mirror faced sliding access doors
- Walk-in wardrobe to master suite, melamine top shelves, bank of side shelves, chrome hanging rails and cavity sliding access door
- Swing access door to master suite
- Linen cupboard in hallway with vinyl faced sliding access doors, four rows of melamine shelves
- Hardwired smoke detectors with battery backup in ceilings in all bedrooms and in hallways outside bedrooms in compliance with new safety regulations



- 10w Ducted air-conditioning with four zones and seven outlets
- 2 tv points, living area and master bedroom
- Two data connection points, living area and master bedroom
- House is prewired for telephone connection and the National Broadband Network
- Circuit breakers and earth leakage safety switches installed throughout house
- 80% energy efficient LED downlights to living area, meals area, entry hallway, master suite and walk-in wardrobe, kitchen, bathroom, ensuite, laundry, wc, front entry porch, rear terrace, timber blade ceiling fan lights to all bedrooms, 2 single batten tubes to double garage and eave downlights to illuminate clothes drying area and above garage automatic opening entry door
- Humes decorative panelled internal doors with chrome plated lever type door handles
- Cushion or clip-on door stops to all internal doors
- Draught excluder to front entry door
- Finger jointed pine architraves and skirting boards, splayed profile
- 75mm coved plaster cornice to ceilings throughout
- Plasterboard internal linings to walls and ceilings
- Water resistant Versalux wall linings to wet areas
- Smartstone 20mm stone bench tops to kitchen with laminated floor, overhead cupboards and drawers, all with 'soft-close' feature. Beko stainless steel faced fan-forced wall oven with microwave space above, Beko 900mm ceramic cook top, Beko stainless steel integrated rangehood, feature tiled splashback above bench top to underneath overhead cupboards, Beko stainless steel faced dishwasher, 1½ bowl under mounted stainless steel sink with quality Flickmixer tap, walk-in pantry with four rows of melamine shelves, rubbish bins in cupboard drawer, fridge recess with water connection and wide breakfast bar with decorative waterfall end
- Separate laundry with 45 litre stainless steel laundry tub inset in 20mm stone benchtop, concealed chrome finished washing machine taps, four door laminated floor cupboards, glass sliding exit door to exposed aggregate concreted floor clothes drying area
- Foldaway clothes hoist supplied and installed

- Aquamax 315 litre electric hot water system installed
- Double garage with remote controlled automatic opening Panelift door (2 remote controls and one wall mounted) with internal swing door access
- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Front entry porch lined and sealed with two stained hardwood timber support posts and exposed aggregate concrete floor slab
- Roofed outdoor entertaining (terrace) area with 600mm x 600mm external grade (non-slip) porcelain floor tiled patio and 115mm x 115mm stained hardwood timber support post
- 1.8 metre high close butted timber paling fence to side and rear boundaries, 1.8 metre high close butted timber paling and capped fence to roadside boundary with one single side access gate and capped timber fence return to house (\$2,500 allowance)
- Fully turfed to rear and side boundary and part of front garden with decoratively planted garden beds to remainder of front garden, exposed aggregate concreted footpath to South side boundary providing minimal maintenance (\$5,000 landscaping allowance)
- Homeguard pest control treatment in compliance with Australian standards and local Council requirements
- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- Painting: 3 coat system, primer or undercoat and 2 topcoats, gloss paint to internal doors, skirting boards and architraves
- Letterbox and tv antennae supplied and installed
- 2 external garden taps
- Queensland Building Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee from settlement date

Total Build Price With The Above Inclusions

\$262,400

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