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## *Maverix Private Build Range*

### *"Xavier"*



Photo for illustration purposes only

Bedrooms	Four
Bathrooms	Two
Garage	Double Garage
Features	Ensuite, Ducted Air, Media
House Size	230.0 m2
Suit Land Size	390 m2 & more

## Appraisal Summary:

Customizable yet complete.

The *Xavier* floor plan has been thoughtfully designed to suit either families or guests, with the main bedroom, walk-in wardrobe and stylish ensuite to the front, centrally located media room with bedrooms two, three, four and main bathroom at the opposite end of the house.

Spacious living areas and 'designer kitchen' provide the central 'hub' of the property. 2700mm (9 foot) high ceilings and ducted air-conditioning throughout enhance the spacious 'feel' and provide cool comfort during the summer and warmth through the chilly winter months.

Numerous additional features compliment the quality throughout, as in vinyl plank flooring to the front entry, kitchen and living areas, large porcelain floor tiles to the service areas, plush carpet to the bedrooms and media room, 'soft-close' cabinetry to kitchen, ensuite, bathroom and laundry cupboards and drawers, butler's pantry to kitchen, wide bench top and several floor cupboards to separate laundry, perimeter bulk-head to ceiling above external grade porcelain floor tiled alfresco, wide plain concrete footpath to service side boundary and double garage.

Colorbond roofed with insulation blanket underneath, cement rendered and painted external brick walls, fully fenced, side access gate, turfed both back and front, decorative garden beds to front, exposed aggregate concrete drive and front entry porch complete this very desirable residence

The *Xavier* package is Built by a local, hands-on builder who ensures a high-quality construction and efficient build 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.*



### Inclusion List:

- Street appealing design with two Dutch gables to front elevation roof
- Colorbond roof (Custom Orb) profile, with 55mm Anticon insulation blanket to the underside of the roof sheeting
- Colorbond fascia and Colorbond gutter
- Front entry porch with gabled roof above, ceiling lined and sealed with 135mm x 135mm painted Pine timber support posts
- Concrete floor slab
- Cement rendered brick external walls, with Hardies weatherproof external cladding to part of front elevation, either side of double garage rear exit door and bedroom four side wall, sealed, and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind cement rendered brickwork and all Hardies weatherproof external cladding
- 2.0 insulation Batts behind all Hardies weatherproof external cladding
- Humes decorative 1200mm wide front entry door
- 2.700 metre (9 foot) high ceilings throughout
- T2 termite treated timber wall frames and roof trusses
- Powder coated aluminium windows and glass sliding doors
- Nylon mesh flyscreens to all opening windows and glass sliding doors



- Quality range of carpet to media room, all bedrooms, built-in wardrobes and bedroom one walk-in wardrobe
- 5mm Vinyl premium planking to front entry, hall, kitchen, living areas and butlers pantry
- 600mm x 300mm porcelain floor tiles to bathroom, ensuite and laundry
- Spacious uniquely designed ensuite to bedroom one with Polytec matt finish to wall hung vanity 'soft-close' cupboards and drawers. 20mm stone benchtop with twin square shaped counter top vitreous china bowls and Harmony mixer tapware with full width frameless mirror above. 1500mm wide porcelain tiled shower with open access, adjustable shower rose on rail with flexible hose and soap dish holder. Harmony 'Lento Rimless' back to wall toilet suite with 'soft-close' lid and seat, 2 in 1 light-exhaust fan to ceiling, stainless steel double towel rail, wc toilet roll holder, decorative tiled floor wastes and lockable swing access door
- Conveniently located main bathroom to bedrooms two, three and four with Polytec matt finish to wall hung 'soft-close' vanity cupboards and drawers. 20mm stone bench top with square shaped counter top vitreous china basin, Harmony mixer tapware and full width frameless mirror above. Clear semi-frameless safety glass shower screens, adjustable shower rose on flexible hose and soap dish holder with pivot access door. Freestanding 1580mm long acrylic bathtub with swivel spout, stainless steel double towel rail, 2 in 1 light-exhaust fan to ceiling, decorative tile floor wastes and swing access door



- Toilet adjacent to main bathroom with Harmony 'Lento Rimless' back to wall wc suite with 'soft-close' lid and seat, toilet roll holder and lockable swing access door
- Built-in wardrobes to bedrooms two, three and four, melamine top shelves, stainless steel hanging rails with two mirror faced sliding access doors
- Walk-in wardrobe to bedroom one, melamine top shelves, bank of melamine side shelves, stainless steel hanging rails and swing access door
- Sliding white vinyl faced panels to linen cupboards (2) each with four rows of melamine shelves and broom recess to the one adjacent to laundry
- Hardwired smoke detectors with long life battery back-up in ceilings in all bedrooms and in ceilings outside bedrooms
- 10kw ducted air-conditioning throughout with a centrally located zonal keypad
- 4 blade ceiling fan to rear terrace ceiling
- TV points to living room and media room
- Telephone/data connection points in living area and media room
- House is prewired for National Broadband Network connections
- Earth leakage circuit breakers installed throughout house
- Ample double power points and single power points throughout house
- LED flush mounted down lights to living areas, service areas and bedrooms, decorative pendent lights above breakfast bar, twin oblong batten lights to double garage, external lighting to undercover outdoor entertaining area (terrace), front entry, either side of double garage entry door and clothes drying area
- Decorative Hume panelled internal doors with oblong shaped lever type door handles, feature 'push open' cavity sliding access doors to media room
- Door stops to all internal swing doors
- Splayed profile to 68mm wide timber architraves and skirting boards
- 75mm coved plaster cornice to ceilings throughout
- Plasterboard lined internal walls and ceilings
- Villaboard lined walls to all wet areas



- Impressive kitchen including 'butlers pantry', Smartstone 20mm stone to all bench tops, Polytec matt finish to floor cupboards, overhead cupboards and drawers, all with 'soft-close' feature. Beko stainless steel fan-forced wall oven with microwave space above, Beko 900mm wide ceramic cooktop, Beko 900mm wide under mounted rangehood, Beko stainless steel dishwasher, deep double bowl stainless steel sink with chrome sink mixer tap. Numerous drawers, twin rubbish bins in pull-out drawer, 600mm x 300mm porcelain tiled splashback above benchtop to underneath overhead cupboards, feature 'push open' cavity sliding door to access 'butler's pantry', 950mm wide fridge recess with water connection and decoratively faced wide island breakfast bar
- Separate laundry with 20mm stone bench top, Polytec matt finish to four door floor cupboards below, all with 'soft-close' feature. Stainless steel 45 litre laundry tub with sink mixer tap, concealed washing machine taps and glass sliding exit door to wide plain concreted footpath, clothes drying area and foldaway clothesline
- 315 litre Aquamax electric hot water cylinder installed
- 5,000 litre rain water tank connected to both toilets and laundry cold water supply with submersible pump and external hose tap
- Double garage with remote controlled automatic opening Panelift door (2 handsets plus one wall mounted), internal access and rear swing exit door
- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Outdoor entertaining area (terrace) with wide glass sliding door access from living area, under main roof, ceiling lined and sealed, perimeter bulkhead, 600mm x 600mm external grade porcelain floor tiles and 135mm x 135mm painted Pine timber support post. Weatherproof double power point installed
- 1.8 metre high timber paling fence (cca treated) to side and rear boundaries with one single side access gate (\$2,500 allowance)
- Fully turfed back, side boundary and part of front with decoratively planted garden beds to remaining front area and to the side of exposed aggregate concrete driveway (\$5,000 allowance)

- Home Guard termite and pest control treatment in compliance with Sunshine Coast Regional Authority's requirements
- Engineered designed concrete footings, concrete floor slab, timber frames & roof trusses
- 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 and Construction Commission 6½ year structural warranty
- 12 months builders maintenance guarantee

## Total Build Price With The Above Inclusions

**\$303,115**

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