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## *Maverix Private Build Range*

### *"PaXton"*



Photo for illustration purposes only

Bedrooms	Four
Bathrooms	Two + Powder Room
Garage	Double Garage
Features	Ducted Air, Media, Activity Room
House Size	290.2 m2
Suit Land Size	396 m2 & more

### Appraisal Summary:

Designed to impress. Fully customizable yet fully complete and ready to be built upon your land as a total, move in ready, package.

The *PaXton*, is a street appealing double storey residence providing functionality with a little elegance.

The lower level consists of a large modern kitchen with a butler's style, walk-in pantry, and island benchtop overlooking spacious living areas, private media room behind cavity sliding doors and a study or fifth bedroom to the front of the property. Enticing entry, separate laundry, powder room, rear alfresco and double garage.

Four bedrooms to upper level with the master having a massive walk-in wardrobe and spacious, elegant ensuite. Activities room or retreat providing an additional living space, central and functional bathroom to service remaining bedrooms and large walk-in linen cupboard or storage.

Decorative garden beds to front with remainder of front, side and rear boundaries carefully prepared and turfed. Fully fenced, completed and ready to move in.

Numerous quality inclusions including ducted air-conditioning and upmarket finishes. Built by a local, hands-on builder who ensures a high-quality construction and efficient build times. Read on to see what the *PaXton* package includes ready to be purchased and built upon your land.

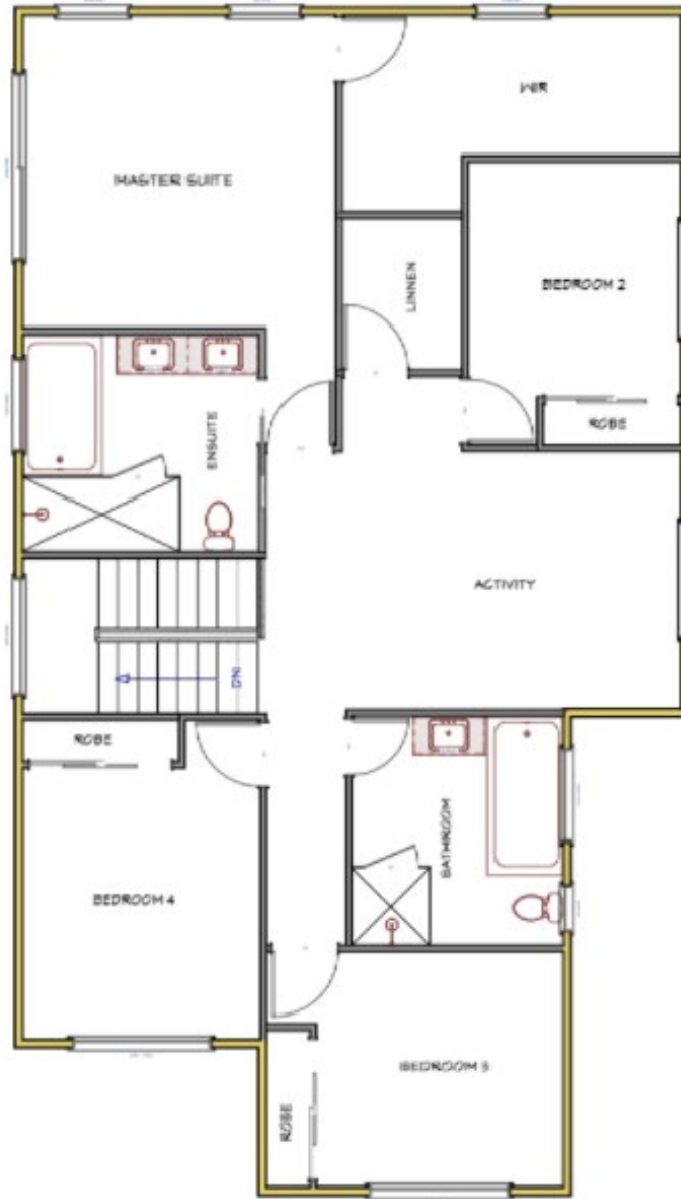
Note: The MaveriX Property Marketing Private Built Range are designed to offer fully finished, ready to move in packages to those who have sourced or are in the process of sourcing their own land. These packages have been previously built by private, local builders who maintain their copyright for all 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.

Lower Level:



Upper Level:



### Inclusion List:

- Concrete roofing tile to 25 degree pitch roof with 55mm Anticon insulation blanket underneath
- Roofed front entry porch with two 350mm x 350mm rendered brick piers with 140mm x 140mm timber posts over
- Colorbond fascia and gutter
- 1200mm wide decorative stained timber and obscure glass panelled front entry door
- Concrete floor slab
- Mixture of brick veneer external walls, cement rendered and painted and Scyon Linea weatherproof external wall cladding, sealed, undercoated and painted to front, rear and side elevations
- Sisalation (moisture proof barrier) fixed to timber frame behind all brickwork and all external weatherproof cladding
- 1.5 insulation Batts behind all weatherproof external wall cladding
- 2.55 metre high ceilings throughout both lower and upper levels



- T2 termite treated timber wall frames and roof trusses
- Powder coated aluminium windows and glass sliding doors
- Nylon mesh fly screens to all opening windows and glass sliding doors
- Sun block roll-a-blinds to all windows and glass sliding doors (\$3,000 allowance)
- Quality range of vinyl plank flooring throughout lower level living areas
- Quality range of 600mm x 300mm porcelain floor tiles to upper and lower level wet areas
- Quality range of carpet to all bedrooms, wardrobes, study, media room, activities room and upstairs linen cupboard
- 600mm x 600mm external grade porcelain floor tiles to alfresco area
- Spacious ensuite to master bedroom, with wall hung double basin stone topped vanity and Polytec 'soft-close' cupboards and drawers, chrome finish to flick mixer taps with full width frameless mirror above. Open recess to wide shower with handheld shower hose on rail with adjustable rose. Wall tiles to 2 metres high in shower. Freestanding 1580mm long bathtub, dual flush rimless close coupled wc with 'soft close' lid and seat. Chrome double towel rail, wc paper holder and light-heater-exhaust fan to ceiling
- Main bathroom has wall hung stone vanity bench top, Polytec 'soft-close' cupboards and drawers, vitreous china bowl with chrome finish to flick mixer tap and full width frameless mirror above. Pivot door access to semi-frameless glass shower screen with handheld shower hose on rail with adjustable rose. Wall tiles to 2 metres high in shower, 1580mm long and deep freestanding acrylic bathtub with chrome finished mixer tapware and swivel spout, dual flush rimless close coupled wc with soft close lid, chrome double towel rail and light-heater-exhaust fan to ceiling

- Built-in wardrobes to bedrooms two, three and four, melamine top shelves, stainless steel hanging rails and two mirror faced sliding access doors



- Study to front entry on lower level with open access to hallway
- Private, spacious media room with cavity sliding door access
- Large walk-in wardrobe to master bedroom, melamine top shelves, bank of side shelves, stainless steel hanging rails with swing door access from master bedroom
- Walk-in linen cupboard to upstairs living area with four rows of melamine shelves and swing access door
- Under stair storage cupboard to lower level with swing door access
- Hardwired smoke detectors with battery back-up in bedroom ceilings and in ceilings outside bedrooms as per council regulations
- 10kw ducted air-conditioning throughout with centrally located dual zonal keypad and seven outlets
- TV points to lower level media and upstairs retreat (2)
- House is prewired for National Broadband Network connection
- House is prewired for telephone connection
- 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
- Oblong batten light to double garage, decorative wall mounted lights either side of double garage door, downlights to front entry porch and clothes drying area with spotlight to rear and side boundary
- Hume decorative panel range of internal doors with brushed chrome finish to lever type door handles
- Cushion door stops to all internal swing doors
- Bevelled edged timber 42mm wide architraves and 68mm high skirting boards
- 75mm coved plaster cornice to ceilings throughout.
- Plasterboard lined internal walls and ceilings
- Villaboard lined walls to all wet areas
- Impressive kitchen with Polytec gloss finish to floor and overhead cupboards, 20mm stone bench tops, Beko multi-function stainless steel fan forced wall oven with microwave space above, Beko 900mm ceramic hot plate, Beko stainless steel slide-out rangehood, stainless steel faced dishwasher, double bowl stainless steel sink with Flickmixer tap hidden into butler's style benchtop. Single bowl sink to island bench top with feature pendant lighting above. Open access to walk-in pantry with four rows of laminated shelves, 'soft close' feature to pot, plate drawers and cupboard doors, tidy-bin in cupboard, window splashback above kitchen sink, fridge recess with water connection and wide breakfast bar
- Separate laundry with stone bench top and 'soft-close' doors to floor cupboards below. Stainless steel laundry tub with Flickmixer tap inset in bench top, washing machine taps, and swing exit door to exposed aggregate concreted footpath to clothesline



- Foldaway clothesline supplied and installed
- Clear stained finish to timber staircase with timber balustrade and handrail
- 315 litre (off peak) hot water cylinder installed and fully operational on plain concrete floor slab
- Double garage with remote controlled automatic opening Panelift door (2 handsets plus one wall mounted) and internal access
- Exposed aggregate concrete drive to double garage and front entry porch
- Expansive outdoor entertaining area or Alfresco, ceiling lined and sealed with decorative panel board, exposed aggregate concrete floor, 350mm x 350mm cement rendered brick support column, and glass sliding door access from both the dining room and living area
- Wall mounted weatherproof double power point provided for outdoor entertaining area (Alfresco)
- 1.8 metre high close butted timber paling fence (all cca treated) to side and rear boundaries with one single side access gate. (\$2,500 allowance)
- Fully turfed side and rear garden, with decoratively landscaped garden beds to front elevation to enhance street appeal (\$5,000 allowance)
- 5,000 litre rainwater tank, on plain concrete floor slab, supplied and installed with Evo 111 pump, connected to all three toilets and laundry cold water supply
- Termite pest control treatment in compliance with Sunshine Coast 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)
- Letterbox supplied and installed with street number
- TV antenna supplied and installed
- 3 external hose taps
- Queensland Building and Construction Commission 6½ year structural warranty
- 12 months builder's maintenance guarantee

**Total Build Price With The Above Inclusions:**

***\$437,410***

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