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Maverix Private Build Range

"RoXy"



Photo for illustration purposes only

Bedrooms	Three
Bathrooms	Two
Garage	Double Garage
Features	Ducted Air, Study, Media
House Size	180m ²
Suit Land Size	300 m ² & more

Appraisal Summary:

Customizable yet complete. 100% finished and ready to move in; the **RoXy** floor plan is cleverly designed to fit three bedrooms and a media room onto blocks with 10m frontage.

Three bedrooms with a small study to the front, main bedroom with built-in wardrobe and ensuite, built-in wardrobes to bedrooms two and three, with mirror sliding access doors.

2550mm (8 foot 6 inch) high ceilings throughout. Centrally located media room with swing access door.

Very impressive kitchen with stone benchtops, 'soft-close' cabinetry, wall oven with microwave space above, dishwasher, walk-in pantry, twin rubbish bins in cupboard, water connection to fridge recess, several wide drawers and breakfast bar.

Flyscreens to all windows and glass sliding doors, ducted air-conditioning throughout, separate laundry, double garage, concrete side boundary footpath, fully turfed and landscaped front and back gardens, fully fenced with side access gate; ready to move in.

The **RoXy** 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:

- Colorbond roof (Custom Orb) with 55mm Anticon insulation blanket to the underside of the roof sheeting.
- Colorbond roof to front entry porch with 135mm x 135mm stained hardwood timber support post
- 7.5 star energy efficiency rating attained
- Colorbond fascia and gutter
- Concrete floor slab
- Mixture of Hardies weatherproof external cladding, sealed and painted and cement rendered and painted brickwork to front façade, side and rear boundaries
- Sisalation (moisture proof barrier) fixed to timber frame behind all external cladding
- R1.5 Batts providing additional insulation behind all external wall cladding
- T2 Pest resistant timber frames and roof trusses throughout
- 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
- Sun block pull-down blinds to all windows and glass sliding doors (\$2,000 allowance)
- 600mm x 600mm porcelain floor tiles to front entry, hall, living-meals area, kitchen, bathroom, ensuite, wc and laundry
- Quality range of carpet to front study, media room, bedrooms and built-in wardrobes
- Humes 1200mm 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 frameless edge to full width mirror above, semi frameless 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 swing access door

- Main bathroom with freestanding 1580mm long acrylic bath tub, laminated vanity cupboards, 'soft-close' doors and drawers, with 20mm stone vanity bench top, counter top vitrous china basin with full width frameless edged 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 unit with 'soft-close' lid and seat, chrome plated wc paper holder, exhaust fan and privacy lock to swing access door
- Chrome plated quality mixer tapware to kitchen, bathroom, ensuite and laundry
- 1.8 metre high wall tiling in both showers, splashback tiles above vanities, bathtub, laundry tub and above kitchen bench tops. Skirting tile to double garage perimeter concrete floor
- Built-in wardrobes to all bedrooms, each with white Melamine top shelf, chrome plated hanging rail and mirrored faced sliding access doors
- Swing access door to master suite
- Single swing door linen cupboard between bedrooms two and media room with 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
- Ceiling fans to all bedrooms, media and dining/living area
- Ducted air-conditioning throughout
- Tv point to living area and media room
- Two data connection points, study and living area
- House is prewired for telephone connection and the National Broadband Network
- Circuit breakers and earth leakage safety switches installed throughout house
- Energy efficient LED downlights to living area, meals area, study, entry hallway, master suite, media room, 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 wall light to illuminate clothes drying area

- Humes decorative panelled internal doors with brushed chrome 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 wall linings to wet areas
- 20mm Smartstone 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 ceramic cook top, Beko stainless steel integrated rangehood, feature tiled splashback above bench top to underneath overhead cupboards, Beko stainless steel faced dishwasher, double bowl under mounted stainless steel sink with quality flickmixer tap, walk-in pantry with 5 rows of melamine shelves, twin rubbish bins in cupboard drawer, 1000mm wide fridge recess with water connection and wide breakfast bar
- Separate laundry with 45 litre stainless steel laundry tub inset in 20mm stone bench top, concealed chrome finished washing machine taps, 2 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 135mm x 135mm 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 135mm x 135mm stained hardwood timber support post
- 1.8 metre high close butted timber paling fence to side and rear boundaries with one single side access gate (\$2,600 fencing allowance)

- Fully turfed back and front with decoratively planted garden beds to front, plain concrete footpath to north side boundary and decorative pebbles to south side boundary (\$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

Total Build Price With The Above Inclusions

\$252,240

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