

Maverix Property Marketing
Matt: 0411 502 271
Matt@MaverixPropertyMarketing.com
www.MaverixPropertyMarketing.com

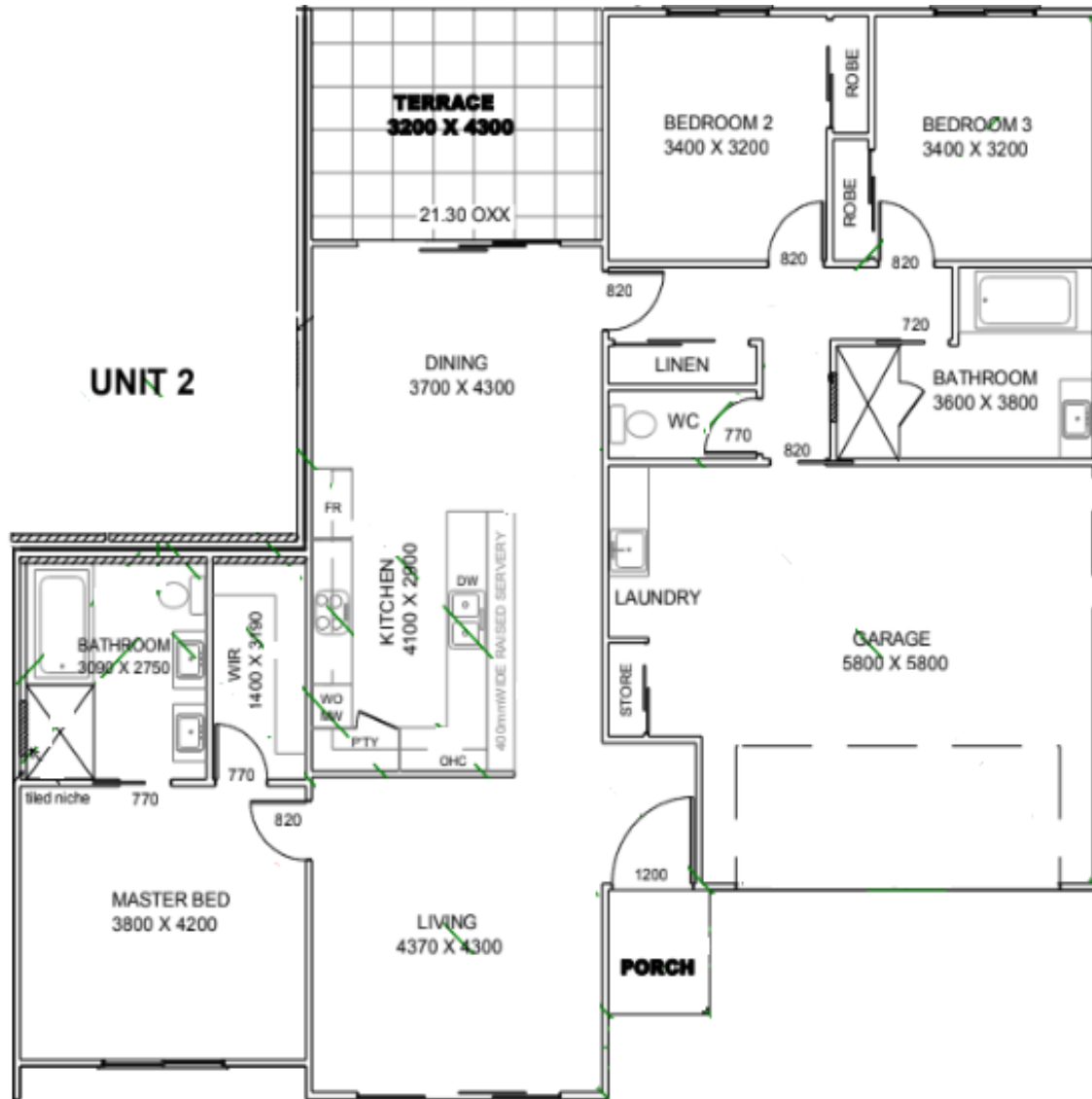


*Unit 2 / 7 Olive Circuit,
Caloundra West, Qld, 4551*



Bedrooms	Three
Bathrooms	Two
Car Parking	Double Garage
Total House Size	182.4m²
Land Size	Approx 290m ² (Total 583m ²)
Lot No / Reg Plan No.	Lot 577 / 295708

Floor Plan



AREAS CALCULATED

UNIT 2	
LIVING	168 sq.m
TERRACE	12.9 sq.m
PORCH	1.5 sq.m
TOTAL	182.4 SQ.M

Appraisal Summary:

Large, upmarket duplex opportunity presented for sale for the first time since being built in 2019.

Enviably location in the Arbour Estate, located directly opposite the large, landscaped park and amongst highly sought-after properties. Only minutes away from all that Caloundra has to offer with its shopping precincts, sporting grounds, education facilities and numerous sandy beaches.



Single story duplex, built at right angles to one another to ensure privacy from each other.

Three bedrooms with the master bedroom separate from the other two bedrooms and complete with an elegant ensuite with spa bath, twin vanities and spacious walk-in wardrobe.

Separate dining and living areas, front and back courtyards, second bathroom with deep bathtub, separate wc, wide linen cupboard, internal laundry, and double garage with epoxy painted floor.

Numerous features throughout including eye-catching 2 Pac kitchen with raised breakfast bar, bin tidy drawers, undermounted double bowl sink and draining board and soft close cabinetry.

2.55m high ceilings, 600mm x 600mm porcelain floor tiles, ducted air-conditioning, security screens and sunblock pull-down blinds. Fully fenced and decoratively landscaped.

With the owner having already secured a new residence and committed to buying elsewhere, this property is now vacant and immaculately presented, ready for inspection.

Inclusion List:

- Colorbond roof (Custom Orb) profile, 22.5 degree roof pitch with Anticon glasswool insulation blanket to the underside of the roof sheeting. Roof colour 'Surfmist'
- Colorbond roof to front entry porch, ceiling lined and sealed with 115mm x 115mm stained hardwood timber support post
- 7.5 star energy efficiency rating attained
- Colorbond fascia and gutter, colour 'Monument'
- Concrete floor slab on in-ground concrete footings
- James Hardies Scyon 'Axon' external weatherproof cladding to all external walls, sealed and painted, colour scheme matching roof, fascia, and gutters
- Sisalation (moisture proof barrier) fixed to timber frame behind James Hardies Scyon 'Axon' weatherproof external cladding
- R1.5 Batts providing additional insulation behind James Hardies Scyon 'Axon' weatherproof external cladding
- T2 pest resistant 90mm timber frames and roof trusses
- 2.550 metre (8 foot 6 inch) high ceilings throughout
- Powder coated aluminium windows and glass sliding doors, colour 'Pearl White'
- Diamond shaped security screens to all opening windows and glass sliding doors
- Sun block pull-down blinds to all windows and glass sliding doors
- 600mm x 600mm porcelain floor tiles to front entry, hall, living area, dining area, kitchen, bathroom, ensuite, wc and laundry
- Quality range of carpet with thick cushion underlay to bedrooms, built-in wardrobes and master bedroom walk-in wardrobe
- Humes 1200mm wide feature front entry door



- Spacious ensuite to bedroom one with 'Maria' back to wall dual flush wc with 'soft-close' lid and seat, Polytec high gloss vanity cupboards ('soft-close' doors and drawers) with Caesarstone vanity bench top, twin vitreous china basins with bevelled edge to full width mirror above, clear safety glass shower screens with semi-frameless pivot access door, chrome shower hose and adjustable rose on adjustable vertical chrome column and 580mm x 480mm recessed wall niche. Oblong shaped feature spa bath, chrome double towel rail, chrome wc paper holder, sky dome, decorative floor wastes, HMP light-heat-exhaust fan to ceiling and cavity sliding access door



- Main bathroom with Polytec high gloss vanity cupboards ('soft-close' doors and drawers) with Caesarstone vanity bench top, vitreous china basin with full width 'signature' mirror above, 1500mm wide shower, chrome trim to clear safety glass shower screens and semi-frameless pivot access door, chrome shower hose and adjustable rose on adjustable vertical chrome column, shower wall niche and chrome double towel rail. 1670mm long, deep bathtub, decorative floor wastes, HPM light-heat-exhaust fan to ceiling and swing access door
- Separate wc adjacent to bedrooms two and three with 'Maria' back to wall, dual flush vitreous china wc with 'soft-close' lid and seat and chrome wc paper holder and swing access door.
- Chrome plated 'Abey' mixer tapware to kitchen, bathroom, ensuite and laundry
- 1.8 metre high rectified edge wall tiling in both showers, splashback tiles above vanities, spa bathtub, laundry bench and above kitchen bench tops
- Built-in wardrobes to bedrooms two and three, each with melamine top shelf, bank of melamine side shelves, chrome hanging rail and mirrored faced sliding access doors
- Walk-in wardrobe to master suite, Melamine top shelves, two banks of melamine side shelves, chrome hanging rails and swing access door
- Swing access door to master suite

- Linen cupboard in hallway with two wide vinyl faced sliding access doors and 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
- Four blade ceiling fans to bedrooms and rear terrace (4)
- Fully ducted Fujitsu air-conditioning system installed with centrally located keypad
- Tv point to living area and bedroom one
- 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, dining area, entry hallway, master suite and walk-in wardrobe, kitchen, bathroom, ensuite, laundry, wc, front entry porch, rear terrace and bedrooms. Two single fluorescent tubes to double garage and decorative external wall lights either side of double garage entry door
- Humes decorative panelled internal doors with brushed chrome lever type door handles
- Magnetic or cushion 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



- Caesarstone bench tops to kitchen with 2 pac floor, overhead cupboards and numerous wide drawers, all with 'soft-close' feature. Westinghouse stainless steel faced fan-forced wall oven with microwave space above, Westinghouse ceramic cook top, Westinghouse stainless steel integrated rangehood, tiled splashback above bench top to underneath overhead cupboards, Dishlex stainless steel faced dishwasher, double bowl under mounted stainless steel sink and drainer with 'Konti' flickmixer tap, single door pantry with 5 rows of adjustable melamine shelves, rubbish bins in cupboard drawer, 950mm wide fridge recess with water connection and wide decorative raised breakfast bar
- Internal laundry with 45 litre Everhard stainless steel laundry tub inset in post formed laminated bench top, concealed chrome finished washing machine taps. Wall mounted clothes dryer and wall mounted Dyson Cyclone v10 vacuum system included.
- Foldaway clothes hoist supplied and installed with second slimline clothes hoist to side boundary.
- Aquamax 315 litre electric hot water system installed
- Double garage with remote controlled automatic opening Panelift door (2 remote controls and one wall mounted), tiled skirting perimeter to garage floor, cavity sliding internal access door and glass sliding exit door
- 'Polyflec', decorative coating to garage floor
- Double vinyl faced sliding access doors to garage storage cupboard with four rows of Melamine shelves and broom recess
- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Front entry porch lined and sealed with stained hardwood timber support post and exposed aggregate concrete floor slab
- Roofed outdoor entertaining (terrace) area with 600mm x 600mm porcelain floor tiled patio and external weatherproof double power point



- 1.8 metre high close butted timber paling fence to side and rear boundary with Colorbond single side access gate. Colorbond external fence panels abutting cement rendered masonry columns to front elevation, Colorbond side access gate to paved and landscaped front courtyard
- Decorative front landscaping to provide street appeal. Mature plants and decorative landscaping to front courtyard.
- 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: three coat system, primer undercoat and two topcoats, gloss paint to internal doors, skirting boards and architraves
- Decorative letterbox and tv antennae supplied and installed
- 2 external garden taps
- Queensland Building Construction Commission 6½ year (three years remaining) structural warranty

Total Price: House, Land, & Above Inclusions

\$739,000



Location:

