

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



## *Maverix Private Build Range*

### *"LynX"*



Photo for illustration purposes only

Bedrooms	Four
Bathrooms	Two
Garage	Double Garage
Features	Ensuite, Ducted Air Con, Media
House Size	215.3 m <sup>2</sup>
Suit Land Size	360 m <sup>2</sup> & more

## Appraisal Summary:

The **LynX** floor plan is customizable yet complete - designed to fit traditional sized blocks of 360m<sup>2</sup> or more and is created with the family in mind. The package is 100% finished, 'ready to move in,' and comes with an impressive range of quality inclusions throughout; documented below.

**LynX** has four bedrooms; the main bedroom is located at the rear of the property, giving it privacy to the front bedrooms. The master has a walk-in wardrobe and bright, spacious ensuite. Bedroom four is to the front and an ideal office if required. Free standing bath to create additional elegance to cleverly designed bathroom. Centrally located media room with cavity sliding access doors.

2550mm (8 foot 6 inch) high ceilings enhance the spacious feel, with a hybrid quality wooden style flooring throughout.

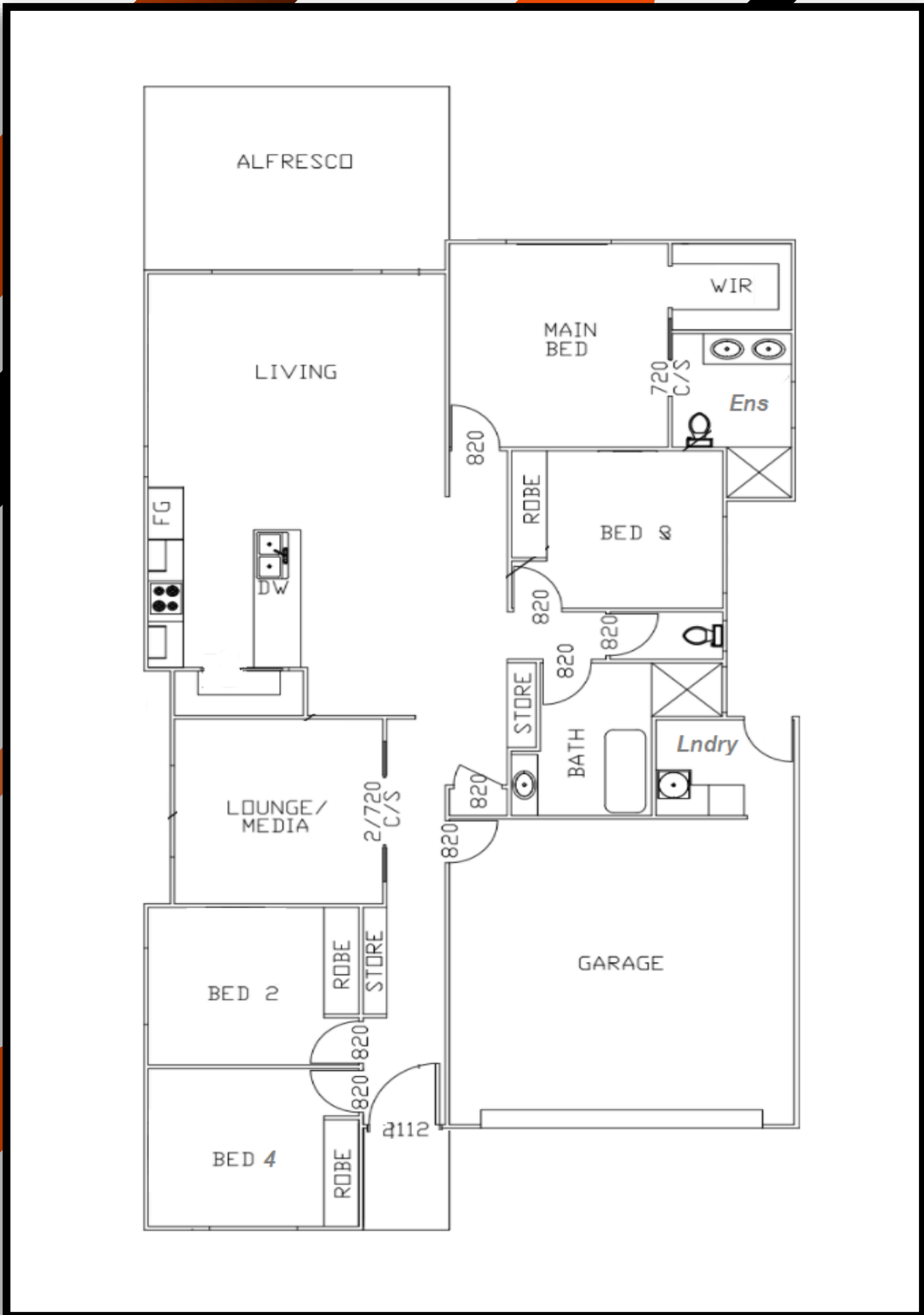
Impressive kitchen with numerous features including stone bench tops, high gloss floor, overhead cupboards, and drawers all with 'soft-close' feature, wall oven tower, step-in pantry and stainless steel faced dishwasher.

Ducted air-conditioning throughout, separate laundry opening directly on to plain concreted clothes drying courtyard, external grade floor tiled roofed alfresco, double garage, fully fenced with side access gate, turfed both back and front with decorative landscaped garden beds.

Built by a local, hands-on builder who ensures a high-quality construction and efficient build times. Read on to see what the **LynX** 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.*

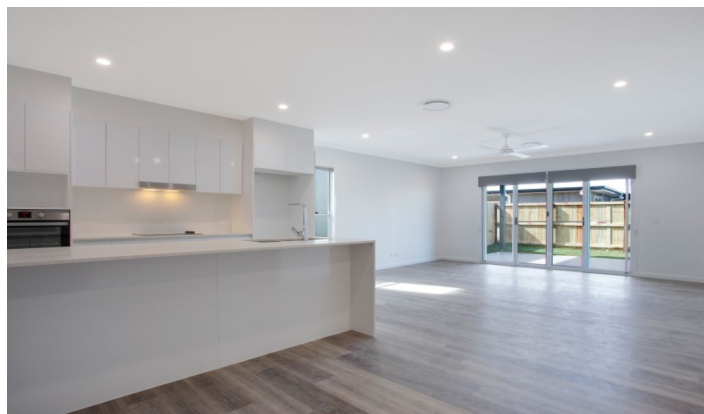
*Please enquire for further information, to build, or to discuss customisation.*



### Inclusion List:

- Colorbond 'Skillion' roof (Custom Orb) profile, 10 and 15 degree roof pitch with heavy duty sarking (moisture proof barrier) underneath.
- Colorbond fascia and gutter
- James Hardie weatherproof external cladding, (Stria, Axon and Easylap) to perimeter walls, Stria and Axon sealed and painted. Easylap, sealed, cement rendered and painted
- Sisalation (moisture proof barrier) fixed to timber frame behind external cladding
- 2.0 insulation Batts behind perimeter walls external weatherproof cladding
- 2.5 insulation Batts to ceilings throughout
- Front entry porch roofed with flat ceiling lined and sealed
- 1200mm wide obscure glass panelled front entry door
- Concrete floor slab (subject to 'M' site classification)
- Metal ceiling battens to fix plasterboard lined ceilings
- 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
- Pull down sun-block blinds to all windows and glass sliding doors
- Quality range of carpet to lounge (media room), all bedrooms, bedroom one walk-in wardrobe and bedrooms 2, 3 and 4 built-in wardrobes
- Builders' choice of wooden style flooring to front entry, hall, living room, dining room, kitchen, bathroom, ensuite, wc and laundry
- Ensuite to main bedroom with 1500mm wide wall hung vanity unit, vitrified china vanity top with oblong shaped moulded basin, Flickmixer tap and high gloss Polytec 'soft-close' cupboards and drawers with full width mirror above. Clear safety glass swing access door to shower, flexible handheld shower hose and square shaped shower rose with chrome soap dish holder. Fully wall tiled shower with recessed accessories shelf. Mandella 'Concerto' rimless close-coupled dual flush vitreous china wc with 'soft-close' lid and seat. Contrasting coloured porcelain tiles in shower and skirting tiles to porcelain floor tiles. Twin chrome double towel rails and wc paper holder, Heller light-exhaust fan to ceiling and lockable cavity sliding access door

- Main bathroom has 1200mm wide wall hung vanity unit, vitrified china vanity top with oblong shaped moulded basin, Flickmixer tap and high gloss Polytec 'soft-close' cupboards and drawers with full width mirror above. Clear safety glass swing access door to shower, flexible handheld shower hose with square shaped shower rose and chrome soap dish holder. Wall tiles to full height in shower with recessed accessories shelf. Contrasting coloured porcelain tiles in shower and skirting tiles to porcelain floor tiles. Stand-alone oval shaped deep acrylic bath with chrome mixer tap and spout, 900mm wide chrome double towel rail, Heller light-exhaust fan to ceiling and swing access door
- Separate Mandella 'Concerto' rimless close-coupled dual flush vitreous china wc with 'soft-close' lid and seat, adjacent to main bathroom with chrome wc paper holder
- Built-in wardrobes to bedrooms 2, 3 and 4, Melamine top shelves, stainless steel hanging rails with one mirror faced and one vinyl faced sliding access doors
- Spacious walk-in wardrobe to bedroom one, Melamine top shelves and stainless steel hanging rails
- Sliding vinyl faced doors to two linen cupboards in hall, both with 4 rows of timber Melamine shelves
- Broom cupboard adjacent to linen cupboards with Melamine top shelf and swing access door
- Ducted air-conditioning throughout with centrally located zonal key pad
- Hardwired smoke detectors with battery back-up in ceilings outside bedrooms
- 4 blade ceiling fans to bedrooms, media room, living area and outdoor living area (Total 7)



- TV point to lounge room (media room) and living room
- Telephone and data connection points in media room and living areas
- House is prewired for telephone and the National Broadband Network connection
- Earth leakage circuit breakers installed throughout house
- Ample double and single power points throughout house
- LED flush mounted down lights to living areas, bedrooms and service areas, oblong fluorescent light to double garage, external lighting to undercover entertaining area, front entry, spotlight to clothes drying area and decorative light fittings either side of double garage front entry
- Flush panel internal doors with brushed chrome finish lever type door handles
- Cushion or clip-on door stops to all internal swing doors
- 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
- Kitchen with high gloss Polytec finish to floor and overhead cupboards, Caesarstone bench tops, Chef fan forced wall oven in tower with microwave space above, Chef ceramic hot plate with retractable rangehood above, stainless steel faced dishwasher, under mounted double bowl stainless steel sink with Flickmixer tap. Step-in pantry with cavity sliding access door and 5 Melamine shelves, 'soft close' feature to cupboard doors, pot and plate drawers, porcelain tiled splashback above bench tops to underneath overhead cupboards, 910mm wide fridge recess with water access and 'waterfall end' to wide breakfast bar



- Separate laundry with square edged laminated bench top, 2 door high gloss Polytec floor cupboards and single door overhead cupboard, stainless steel laundry tub with Flickmixer tap inset in bench top, concealed washing machine taps and swing glass panelled exit door to plain concreted floor clothes drying area
- Plain concrete footpath from laundry to clothes drying area and rainwater tank
- Foldaway clothesline installed
- Rinnai 315 litre electric hot water system installed
- Double garage with remote controlled automatic opening Panelift door (2 handsets, plus one wall mounted), internal access and rear exit door
- Exposed aggregate concrete drive to double garage and footpath to front entry porch
- Outdoor entertaining area, (Alfresco) with glass sliding door access from living room, under main roof, lined and sealed with external grade porcelain floor tiles
- Weatherproof double power to outdoor entertaining area
- 1.8 metre high timber paling fence (cca treated) to side and rear boundaries with one timber paling side access gate
- Fully turfed both back and front, with decoratively planted garden beds to front
- Termite pest control treatment in compliance with Sunshine Coast Regional Authority's requirements
- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- 5,000 litre rain water tank supplied and installed, connected to both toilets and laundry cold water supply



- 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 Construction Commission 6½ year structural warranty
- 6 months builders maintenance guarantee

Total Build Package With Above Inclusions

\$354,480

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