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## *Maverix Private Build Range*

### *"Xion"*



Bedrooms	Three
Bathrooms	Two
Garage	Double
Features	Ensuite, WIR, Air Con, Media
House Size	175.5 m2
Suit Land Size	300 m2 & more

## Appraisal Summary:

Customizable yet complete.

The *Xion* build has a total width of 10.5m and is designed to fit on blocks of over 300m<sup>2</sup>.

*Xion* is a street appealing, three-bedroom home with a private media room to the front elevation that can easily be modified to allow for a fourth bedroom.

The package is 'ready to move in' with an impressive range of quality inclusions throughout.

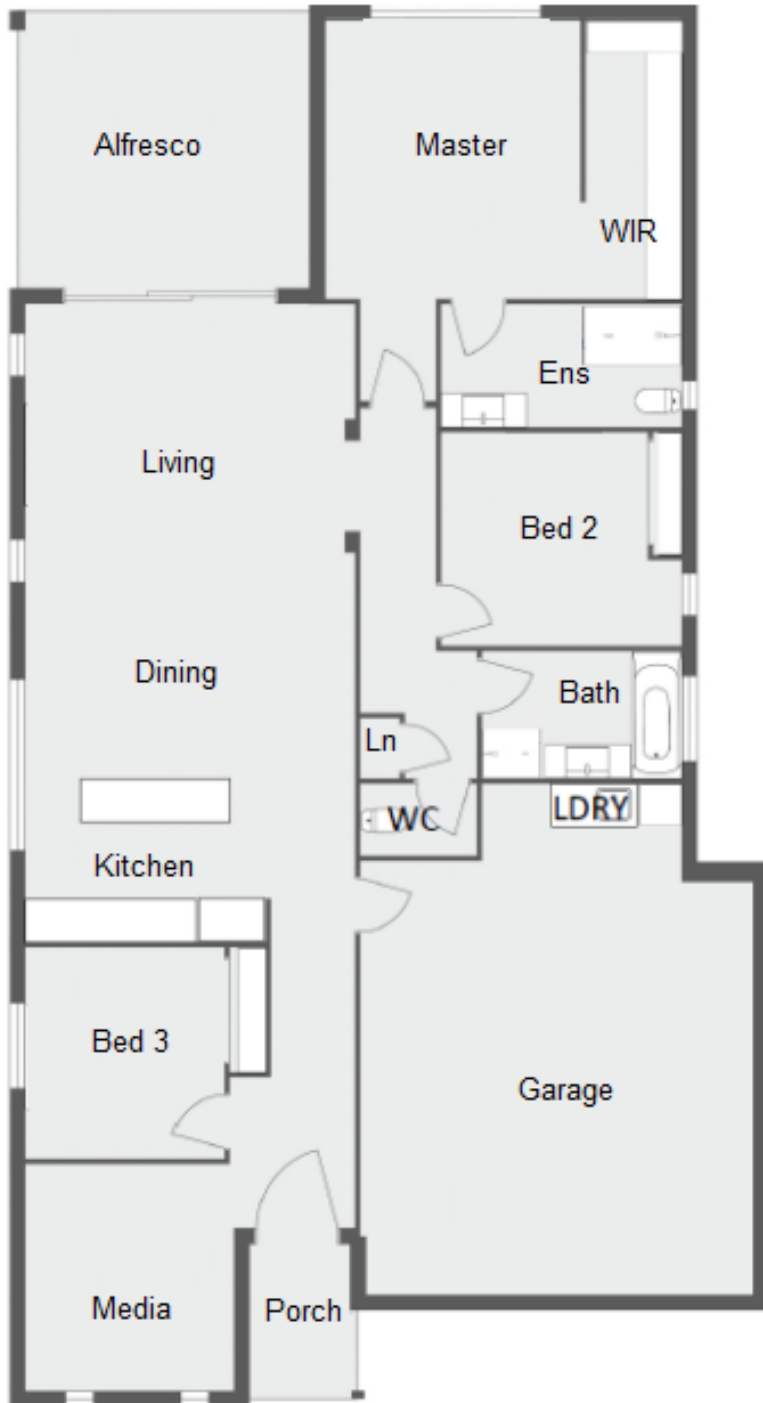
Includes three bedrooms; ensuite and large, cleverly designed, walk-in wardrobe to main bedroom at the rear of the property, offering privacy from the street and remaining bedrooms.

Double garage, linen cupboard, 2550mm (8 foot 6 inch) high ceilings throughout, quality timber look flooring to bedrooms, living and service areas, well designed kitchen with Omega stainless steel appliances and corner pantry.

Roofed and external grade large porcelain floor tiled alfresco, fully fenced, fully turfed back garden, decorative garden beds and turfed front garden, side access gate, exposed aggregate concrete drive, street appealing front elevation.

Built by a local, hands-on builder who ensures a high-quality construction and efficient build times. Read on to see what the *Xion* 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 roof (Custom Orb) profile with heavy duty sarking underneath
- Earthwool insulation Batts to ceilings throughout
- Decorative feature dual pier to front side elevation
- Colorbond fascia and gutter
- Colorbond roofed front entry porch, ceiling lined and sealed with concrete rendered support columns
- 1200mm wide feature timber and obscure glass front entry door
- Security deadbolt to front entry door
- Concrete floor slab (subject to 'M' classification)
- Mixture of cement rendered and painted brickwork to front elevation and external weatherproof cladding, sealed and painted. External weatherproof cladding over windows and infills, sealed and painted. Rendered brick, sealed and painted, to rear and side elevation.
- Sisalation (moisture proof barrier) fixed to timber frame behind all cladding and face brick
- 1.5 insulation Batts behind external wall cladding and brickwork
- 2.550 metre (8 foot 6 inch) high ceilings throughout
- Termite treated timber wall frames and roof trusses
- Powder coated aluminium windows and glass sliding doors
- Key-locks to all opening windows and glass sliding doors
- Nylon mesh flyscreens to all opening windows and glass sliding doors
- Sun block roll-a-blinds to all windows and glass sliding doors (excluding wet areas)
- Quality range of timber look vinyl flooring throughout; including living areas, bedrooms and front media room
- 600mm x 600mm porcelain floor tiles to bathroom, ensuite and wc

- Ensuite to bedroom one, 20mm stone vanity bench top with Polytec 'soft-close' drawers, cupboard allowance, semi-recessed vitreous china vanity bowl, chrome mixer tapware with frameless full width mirror above. Semi frameless custom glass shower screen with pivot access door, flexible chrome shower hose and adjustable shower rose. Wall tiles to 2 metres high in shower. Dual flush close-coupled wc with 'soft close' lid and seat. Chrome double towel rail, chrome wc paper holder, light-heater-exhaust fan to ceiling and Smart Tile floor wastes
- Main bathroom has 20mm stone vanity bench top, Polytec 'soft-close' floor cupboards and drawers, vitreous china bowl inset in bench top with chrome mixer tapware and frameless full width mirror above. Semi frameless custom glass shower screens with pivot access door, flexible chrome shower hose and adjustable shower rose. Wall tiles to 2 metres high in shower. Freestanding acrylic bathtub with chrome mixer tapware and spout, chrome double towel rail, light-heater-exhaust fan to ceiling, Smart Tile floor wastes and swing access door with privacy lock
- Separate dual flush close-coupled wc with 'soft close' lid and seat adjacent to main bathroom with chrome wc paper holder, exhaust fan and swing access door with privacy lock
- Built-in wardrobe to bedroom two and three; Whiteboard top shelf, stainless steel hanging rails and white vinyl faced sliding access doors
- Long, walk-in wardrobe to master bedroom; Whiteboard top shelf, two sets of bank of Whiteboard side shelves, and stainless steel hanging rails
- Linen cupboard outside main bathroom with four rows of Whiteboard shelves and swing access door
- Hardwired smoke detectors with battery back-up in ceilings outside bedrooms as per council regulations
- Four blade ceiling fans to all bedrooms, media, dining and living area (6)
- Daiken 7kw split air-conditioning systems installed to living area and media room (2)
- TV point / data points to living area and media room
- House is prewired for National Broadband Network connection
- Earth leakage circuit breakers installed throughout house
- Ample double power points throughout house

- LED flush mounted down lights to living areas, bedrooms, meida and service areas. Oblong LED tube to double garage, external light to undercover entertaining area, front entry and clothes drying area
- Dimming switch to LED downlights in front media room
- Flush panel internal doors with brushed chrome finish to lever type door handles
- Privacy lock to master bedroom internal access door
- Cushion or clip-on door stops to all internal swing doors
- Splayed timber 42mm wide architraves and 66mm high skirting boards
- Plasterboard lined internal walls and ceilings
- 90 mm coved plaster cornice to ceilings throughout
- Villaboard lined walls to all wet areas
- Kitchen with Polytec Melamine doors to floor and overhead cupboards, 20mm stone bench tops, Omega multi-function stainless steel fan forced wall oven with Omega ceramic hot plate, Omega stainless steel slide-out rangehood, Omega stainless steel faced dishwasher, double bowl stainless steel sink with drainer and Flickmixer tap. Corner pantry with four melamine shelves, 'soft close' feature to pot drawer, plate drawers and cupboard doors, contrasting coloured 600mm x 300mm porcelain splashback tiles above bench tops to underneath overhead cupboards, fridge recess with water connection and breakfast bar
- Internal laundry in garage with 45L stainless steel laundry tub inset into 20mm Caesarstone bench tops. Adjacent cupboard with 'soft close' Polytec doors. Flickmixer tap inset and concealed washing machine taps
- Plain concreted footpath from laundry to clothesline and side of house boundary
- Foldaway Slimline clothesline supplied and installed
- 26L instantaneous continuous flow gas hot water system installed and fully operational
- Double garage with Colorbond Slimline remote controlled automatic opening door (2 handsets plus one wall mounted) and internal swing door access
- Exposed aggregate concrete drive to garage
- Outdoor entertaining area (Alfresco) with glass sliding access doors from living area, under main roof, lined and sealed with 600mm x 600mm external grade porcelain floor tiles

- Wall mounted weatherproof double power point provided for outdoor entertaining area, (Alfresco)
- 1.8 metre high close butted timber paling fence to side and rear boundaries, one single timber paling side access gate to side boundary
- Rear garden fully turfed, front garden turfed with decoratively planted garden beds in compliance with Development covenants
- 5,000 litre rainwater tank supplied and installed on plain concrete floor slab with pump, connected to both toilets and laundry cold water supply
- Termite pest control treatment in compliance with Sunshine Coast Council requirements (Accurate Pest Control)
- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- Painting: 3 coat system internally (undercoat or sealer and two top coats) Haymes ultra-premium two coat paint to exterior
- Allowance for one internal feature wall, painted a separate colour
- Decorative letterbox with street number supplied and installed
- TV antenna supplied and installed
- 2 external hose taps (front and rear)
- Minimum 6-star green energy rating
- Professional builders house clean prior to handover
- Queensland Building and Construction Commission six year structural warranty
- 12 months builders maintenance guarantee

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

***\$285,820***

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