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9 Poppy Street, "North Village"
Nirimba, (Aura) 4551



Bedrooms	Four + Media + Study
Bathrooms	Two
Garage	Double Garage
Features	Ducted Air Con, Swimming Pool
House Size	284m ² (30.5 Squares)
Land Size	504m ²

Appraisal Summary:

*Stunning externally.
Spectacular internally.*

Seldom does a brand new house of this quality be presented straight to the market.

Numerous quality features throughout, arguable highlighted by the wide and high fixed glass panels in the centrally located main bedroom overlooking the sparkling saltwater swimming pool to one side and the landscaped courtyard to the other side.

2700mm high ceilings and ducted air-conditioning throughout, four spacious bedrooms, with the master completed with Hollywood style walk-in wardrobe and elegant ensuite.

Cavity sliding doors to plush carpeted media room, blacked out to create that true cinematic experience. Conveniently located office or study with built-in desks and workstation, cupboards, drawers, and light shaft above.

Creatively designed kitchen with wide stone island bench tops with feature overhead lighting, up-market appliances, gas cooking, and butler's pantry with ample shelving and storage.

Several glass sliding exit doors and fixed glass panels provide light and spacious internal atmosphere, while the stone faced feature floor tiled Alfresco, surrounding garden beds and adjacent swimming pool encourage outdoor relaxation, dining, swimming or just cooling off, providing a rather unique lifestyle whether inside or out.

Located in the highly sought after "North Village" community, this property is surrounded by high end, quality homes and easily accessible to walk-ways, parks, playgrounds, education facilities and sporting fields, making 9 Poppy Street an enviable place to call home.





Inclusion List:

- ❖ Numerous features to front elevation providing instant street appeal
- ❖ Colorbond roof (Trimdek), with heavy duty sarking to the underside of the roof sheeting
- ❖ Colorbond parapet capping to front elevation, fascia and gutter
- ❖ 600mm x 600mm external grade porcelain floor tiled front entry porch with one cement rendered and one decorative wall tiled 600mm x 590mm support columns
- ❖ Front entry porch is 1500mm wide by 2600mm long, ceiling 2700mm high, lined and sealed complete with timber cornice
- ❖ 1200mm wide front entry door with 4 obscure glass panels and black coloured 600mm long vertical door handle
- ❖ Cement rendered brick exterior walls, except for front entry tiled support column and Hardies external weatherproof cladding between bedroom 4 front elevation windows, sealed and painted
- ❖ Sisalation (moisture proof barrier) fixed to timber frame behind all exterior walls
- ❖ 2.700 metre (9 foot) high ceilings throughout
- ❖ Termite treated timber wall frames and roof trusses
- ❖ Bradhams powder coated aluminium framed windows, fixed glass panels, glass sliding doors and louvred windows
- ❖ Nylon mesh flyscreens to all opening windows, glass sliding doors and louved windows



- ❖ Sunblock pull-down blinds to all windows and glass sliding doors

- ❖ Dunlop Heartridge Hybrid flooring to front entry, study, hallways, kitchen, butlers pantry, walk-in linen cupboard, family and dining areas



- ❖ Plush range of carpet to media room, all bedrooms, built-in wardrobes and bedroom one walk-in wardrobe

- ❖ 600mm x 600mm Frammenta Anthracite Natural external grade floor tiles to front entry, alfresco and swimming pool surround. 600mm x 600mm porcelain rectified floor tiles to main bathroom, ensuite, separate wc and laundry

- ❖ Feature 600mm wide x 300mm high floor to ceiling, 4300mm long tiled wall on left hand side upon entering foyer

- ❖ Fully tiled spacious ensuite to bedroom one, 2300mm long stone vanity bench top with faint wood grain finish to vanity cupboards and drawers, all with 'soft-close' feature, vitreous china twin vanity bowls with chrome mixer tapware and full width bevelled edged mirror above. Clear safety glass shower panel with open entry to 2 metre wide shower, detachable shower rose on flexible hose with adjustable rainwater shower head above. 1800mm wide wall niche in shower wall to provide for accessories. Floor tiles 600mm x 600mm, wall tiles 600mm wide x 300mm high. 1800mm x 320mm high wind-out window to top of shower cubicle, 900mm wide chrome double towel rail, light-heater-exhaust fan to ceiling and decorative floor wastes. Swing access door to separate 'Harmony' dual flush wc suite with 'soft-close' lid and seat, chrome wc paper holder and internal door lock





- ❖ Main bathroom, fully tiled and conveniently located to bedrooms 2, 3, 4 and study with faint wood grain finish to vanity cupboards, stone vanity bench top, vitreous china bowl on bench top with chrome mixer



- tapware and full width bevelled edged mirror above. Clear safety glass shower screens with pivot access door, detachable shower rose on flexible hose and wall niche providing 'accessories' shelf. Deep acrylic bath tub with chrome mixer tapware and swivel spout. 900mm wide chrome double towel rail, light-heater-exhaust fan to ceiling, decorative floor wastes and swing access door
- ❖ Separate 'Harmony' dual flush wc suite with 'soft close' lid and seat, chrome wc paper holder, internal door lock and swing access door adjacent to main bathroom
- ❖ Built-in wardrobes to bedrooms 2, 3 and 4, all with melamine top shelves, bank of melamine side shelves, chrome hanging rails and 2400mm high mirror faced sliding access doors with powder coated silver trim edging
- ❖ Wide walk-in wardrobe to bedroom one, melamine top shelf with white powder coated edging, 2 banks of melamine side shelves, (4, 3 adjustable) each with a set of drawers below, chrome hanging rails with entry from either side of feature panelled bedhead wall
- ❖ Bedroom one features a 2400mm metre wide x 2700mm high fixed clear glass panel overlooking the pool and to the alfresco, and a 3000mm wide sliding glass exit door to the courtyard garden
- ❖ Two 1200mm wide x 2400mm high fixed clear glass panels in hallway to showcase courtyard

- ❖ 2700mm high opaque glass sliding access doors (3) to linen cupboard with 4 rows of Melamine shelves



- ❖ Walk-in linen cupboard adjacent to bedrooms 2, 3, 4 and main bathroom with 4 rows of 'L' shaped Melamine shelves with white powder coated edging and swing access door
- ❖ Spacious study in close proximity to front entry with 2700mm high stained timber batten screening, 1500mm $\frac{3}{4}$ high perimeter wall and light shaft above providing additional lighting. Laminated timber desk tops with bank of 'soft-close' drawers and open faced storage shelves
- ❖ Cavity sliding 2400mm high entry doors to media room, 300mm x 300mm coffered surround with flush mounted down lights to ceiling. Black painted walls and ceiling, black 4 blade ceiling fan, dimmer switch to all 6 downlights and dark coloured plush carpet
- ❖ Hardwired smoke detectors with long life battery back-up in ceilings in all bedrooms and in ceilings outside bedrooms
- ❖ 4 blade ceiling fans to media room, family room, all bedrooms and alfresco (7)
- ❖ Daikin ducted air-conditioning throughout with centrally located key pad
- ❖ TV points to family room, media room and bedroom one
- ❖ Telephone/data connection points by kitchen bench top, family room, media room, study and bedroom one



- ❖ House is prewired for National Broadband Network connection

- ❖ House is prewired for telephone and data connection

- ❖ Earth leakage circuit breakers installed throughout house



- ❖ Ample double power points and single power points throughout house

- ❖ LED flush mounted down lights throughout with decorative external lighting to either side of double garage entry, front entry cement rendered brick column, over pool area, to illuminate courtyard, clothes drying area and alfresco

- ❖ 2400mm high Humes decorative faced internal doors with brushed chrome finish to lever type door handles, cavity sliding access doors to media room and internal access from double garage

- ❖ Cushion or clip-on door stops to all internal swing doors

- ❖ Splayed profile to timber 42mm wide architraves and 68mm high skirting boards

- ❖ Square set finish to adjoining wall and ceiling in front entry, living areas and kitchen, 75mm plaster cornice to all bedrooms and service areas

- ❖ Plasterboard lined internal walls and ceilings

- ❖ Villaboard lined walls to all wet areas

- ❖ Stunning kitchen with black coloured stone bench tops, contrasting coloured floor and overhead cupboards all with 'soft-close' feature. 5 burner 900mm wide gas cook top, 900mm wide concealed exhaust



- fan, 900mm wide under bench oven, fitted dishwasher, under mounted double bowl sink with swivel flick mixer tap, decorative splashback tiles above bench tops to underneath overhead cupboards, 980mm wide fridge recess with water connection and 2600mm long x 1200mm wide breakfast bar with storage cupboards below. Butlers pantry with same décor as main kitchen, floor and contrasting coloured overhead cupboards, bank of 1200mm wide open shelving and under bench microwave space
- ❖ Separate laundry with black stone bench top, 3 door floor cupboards below and 3 contrasting coloured cupboards above, all with 'soft-close' feature. Stainless steel laundry tub with flick mixer tap inset in bench top, concealed washing machine taps, push button overhead cupboards above washing machine location and glass panelled swing exit door to exposed aggregate concrete footpath to clothes drying area
- ❖ Foldaway clothesline installed
- ❖ Rheem 'Metro 26' gas hot water system installed
- ❖ 5,000 litre rain water tank connected to both toilets and laundry cold water supply



- ❖ Double garage with remote controlled automatic opening panelift door (2 handsets plus one wall mounted), cavity sliding internal door access and swing rear door exit to exposed aggregate concrete



- side boundary footpath. Epoxy decorative finish to garage floor and 4 x 2400mm high vinyl faced sliding access doors to storage cupboards with Melamine shelves
- ❖ Exposed aggregate concrete drive to double garage and footpath to front entry porch
- ❖ Four 1500mm wide x 650mm deep exposed aggregate concrete steps from front entry to letterbox and footpath
- ❖ 6 metre x 4 metre alfresco with 3 metre wide glass sliding access door from family room, under main roof, lined and sealed with 600mm x 600mm external grade floor tiles and two 350mm x 350mm cement rendered brick support columns
- ❖ 7.1 metre long x 2.6 metre wide salt water swimming pool, 600mm x 600mm floor tiled surround with inbuilt seating to shallow end, 1200mm high clear safety glass fencing, 2 lockable access gates, one directly from alfresco
- ❖ 1.8 metre high lapped and capped timber paling fence to side and rear boundaries with one single side access gate
- ❖ Centrally located courtyard with decorative plants and garden beds
- ❖ Fully turfed back garden with perimeter garden beds, exposed aggregate concrete footpaths to side boundaries providing minimal maintenance

- ❖ Painted concrete block retaining wall to front elevation with selected plants, shrubs and flower beds providing instant visual appeal



- ❖ 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

- ❖ 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

- ❖ 3 external hose taps

- ❖ Queensland Building and Construction Commission 6 year structural warranty

- ❖ 6 months builders maintenance guarantee

Total Price; House, Land, Swimming Pool & With Above Inclusions

\$1,375,000

