



**FIXED DESIGN
ONE CONTRACT
PAY ON COMPLETION!**

ARTIST IMPRESSION ONLY. CUSTOM FAÇADE AS ILLUSTRATED.

CUSTOM 19.4

LAND SIZE: 199.2m² | HOUSE SIZE: 180.56m² | SQUARES: 19.4Sq

\$936,900

**CUSTOM
FAÇADE
INCLUDED**

UNIT 3, 41 MARY ANN DRIVE - GLENFIELD

INCLUSIONS:

- ✓ 3 Bedrooms with Double Garage - Strata Title Home
- ✓ Tiling to Porch, Entry, Hall, Living, Kitchen, Dining & Alfresco
- ✓ Carpet to Stairs, Study nook & Bedrooms
- ✓ Alder Tapware & Accessories in Chrome
- ✓ 40mm Stone benchtop to Kitchen Island, 20mm to remainder
- ✓ SEIMA Leto Sink (above mount)
- ✓ 900mm Westinghouse Freestanding Oven & Cooktop
- ✓ Glass Canopy Rangehood
- ✓ Natural gas package incl. Instantaneous HWS (subject to availability)
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- ✓ 2.59m Ceilings (gf only)
- ✓ T2 Termite Treated Frame & Perimeter Termite Protection
- ✓ Coloured concrete Driveway & Pathway to front boundary
- ✓ Remote Control Panel Lift Garage Door
- ✓ Alarm System & 10 LED Downlights
- ✓ Fully Ducted Day/Night Air Conditioning

✓ **Best Ever Promotion***
PREMIUM UPGRADES

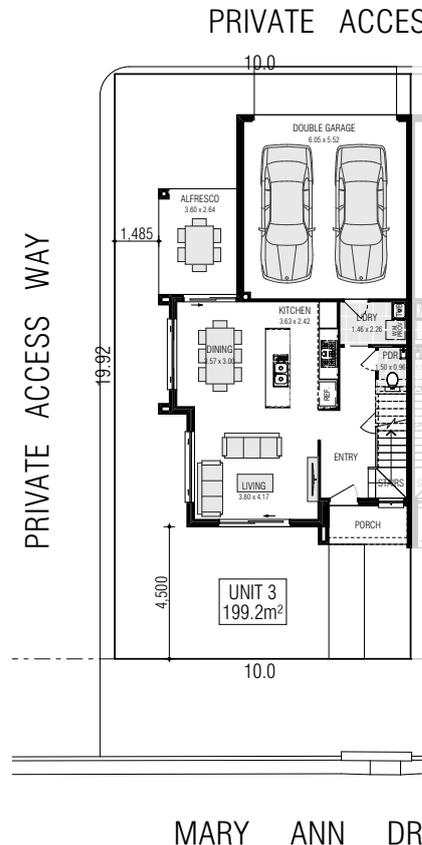
*Items of choice have been pre-selected on Firststyle "Pay on Completion" Spec Homes

UPGRADES PLUS

- ✓ Gloss Two-tone Kitchen Cupboards
- ✓ Finger Pull to Overhead Kitchen Cupboards
- ✓ Front Door Upgrade
- ✓ Accent Internal Panel Doors
- ✓ Gloss Vanities
- ✓ Full Height Wall Tiling to Bathroom & Ensuite
- ✓ Selected Glazed Porcelain Tiles to the Main Floor Areas (500x500)
- ✓ Water Point to fridge
- ✓ Gas Point

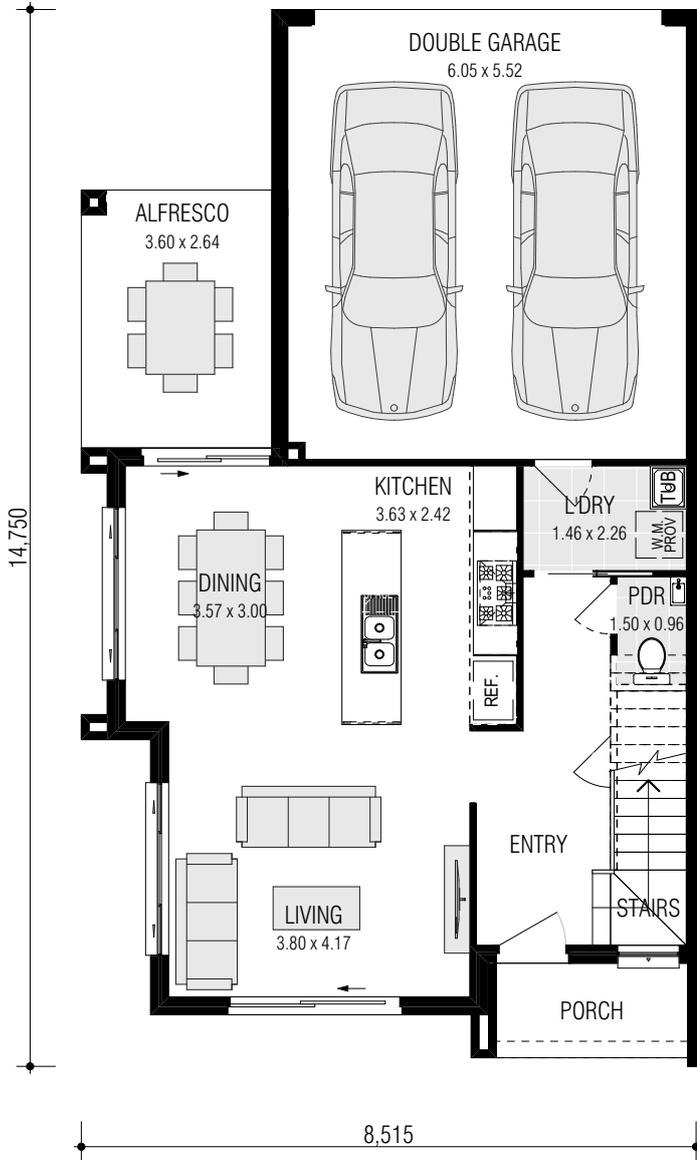
INCLUSIVE PLUS

- ✓ Turf to front & rear
- ✓ Letterbox
- ✓ Planting to front yard
- ✓ Fencing to Rear & Side boundaries
- ✓ 1 x side Gate and fixed panel as required
- ✓ Washed pebble path to sides
- ✓ Flyscreens to all opening windows

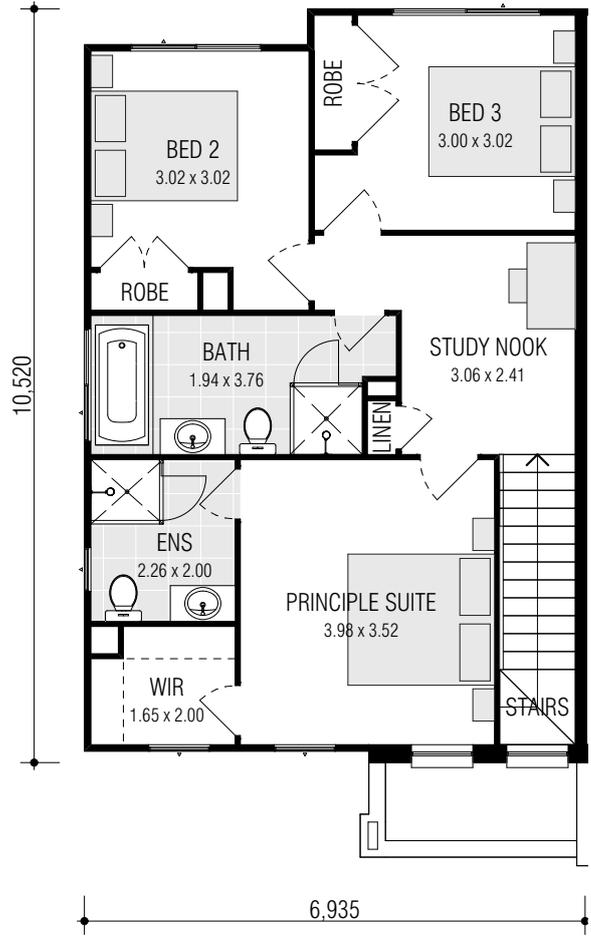


Over \$46,880* of Upgrades Included

*Offer provides for the "Living Inclusions" as listed to all Contract Homes. The "Best Ever Promotion Premium Upgrades" are only available for home designs listed on the current Firststyle Homes Price List. This offer is subject to the client entering into a Building agreement within the specified period stated in their Firststyle Homes Quotation. Offer applies to single dwelling contract homes to standard Firststyle design. Items shown are indicative only and are not redeemable for cash or alternative items and may be subject to amendment without notice at the discretion of the builder. This offer is not available in conjunction with any other offer and is only available to clients requesting a Quotation from 19th April 2021 B.L.113412C



(UNIT: 3)



(UNIT: 3)

SQUARES: 19.4sq (UNIT 3)
DATE: 20/04/2021

DISCLAIMER: All plans, images and areas are indicative only. The finishes to the nominated design are to be used as a guide only. Purchases are advised to refer to the Land Contract and/or Builders Tender and Contract for precise dimensions, specifications and inclusions. Firststyle Homes reserves the right to change specifications, materials and suppliers without notice. B.L 113412C

Gross Areas	
Ground Floor	59.52
First Floor	70.78
Garage	36.89
Alfresco	9.50
Porch	3.87
Totals	180.56 m ²