

# PREMIUM COLLECTION

FIXED DESIGN - PAY ON COMPLETION\*



LOT 1004 BRUNONIELLA ROAD, VINEYARD

**\$1,419,900**

Hamlet Facade



6

3

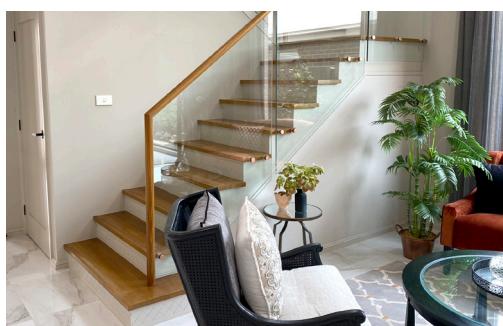
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**FIRSTYLE**  
HOMES

AGENT NAME  
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DISPLAY CENTER NAME  
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# Premium Upgrade Package



## 25 YEAR INCLUSIONS:

- Tiling to Porch, Entry, Kitchen, Dining/Family, Living & Alfresco
- Carpet to Guest, Sitting & Bedrooms
- Electrical Package incl. Electric Hot Water Storage System
- Fixed Site Costs & Basix Requirements
- 2.59m Ceilings (ground floor only)
- T2 Termite Treated Frame & Perimeter Protection
- Coloured concrete Driveway & Pathway to Porch
- Remote Control Panel Lift Garage Door
- Stone benchtop to Kitchen
- Westinghouse Appliances
- Alarm System
- Fully Ducted Day/Night Air Conditioning
- 6.6kW Solar Panel System

## INCLUDED

- Fence to Side & Rear plus one Gate
- Turf to front and back
- Washed pebbles along both sides
- Letterbox
- Planting as required

## PREMIUM SPEC UPGRADES

- Polyurethane - Shaker Profile Kitchen
- Increase Overhead Cupboards
- Water point to Fridge Space (for future connection by client)
- 40mm upgraded Stone benchtop to kitchen
- Undermount Kitchen Sink
- Designer Handles to kitchen
- Integrated Rangehood
- 20 Downlights
- Half Splayed Skirting and Architraves
- Staircase Upgrade (design specific)
- Mirror Sliding Robe Doors
- Internal Door Upgrades
- Insulation to Ceiling & Walls (Except Garage)
- Gainsborough Trilock Omni Allure Double Cylinder - Brushed SS Finish to Front Entry door
- Flyscreens to all openable windows
- Roof sarking & Whirly birds
- Laminate 1.2m laundry fitout with drop in tub & flex tap
- Full height Tiling to Master Ensuite & Bathroom
- Freestanding Bath
- Upgrade to Limni Toilet
- Vanity Upgrades (Myall with Finger pull)
- Timber look laminate (woodmatt) Vanities
- Caroma Luna Inset Basin with Taphole
- Eco Dual Shower (98750)
- Mirage Shower Screens
- Tiled Niches

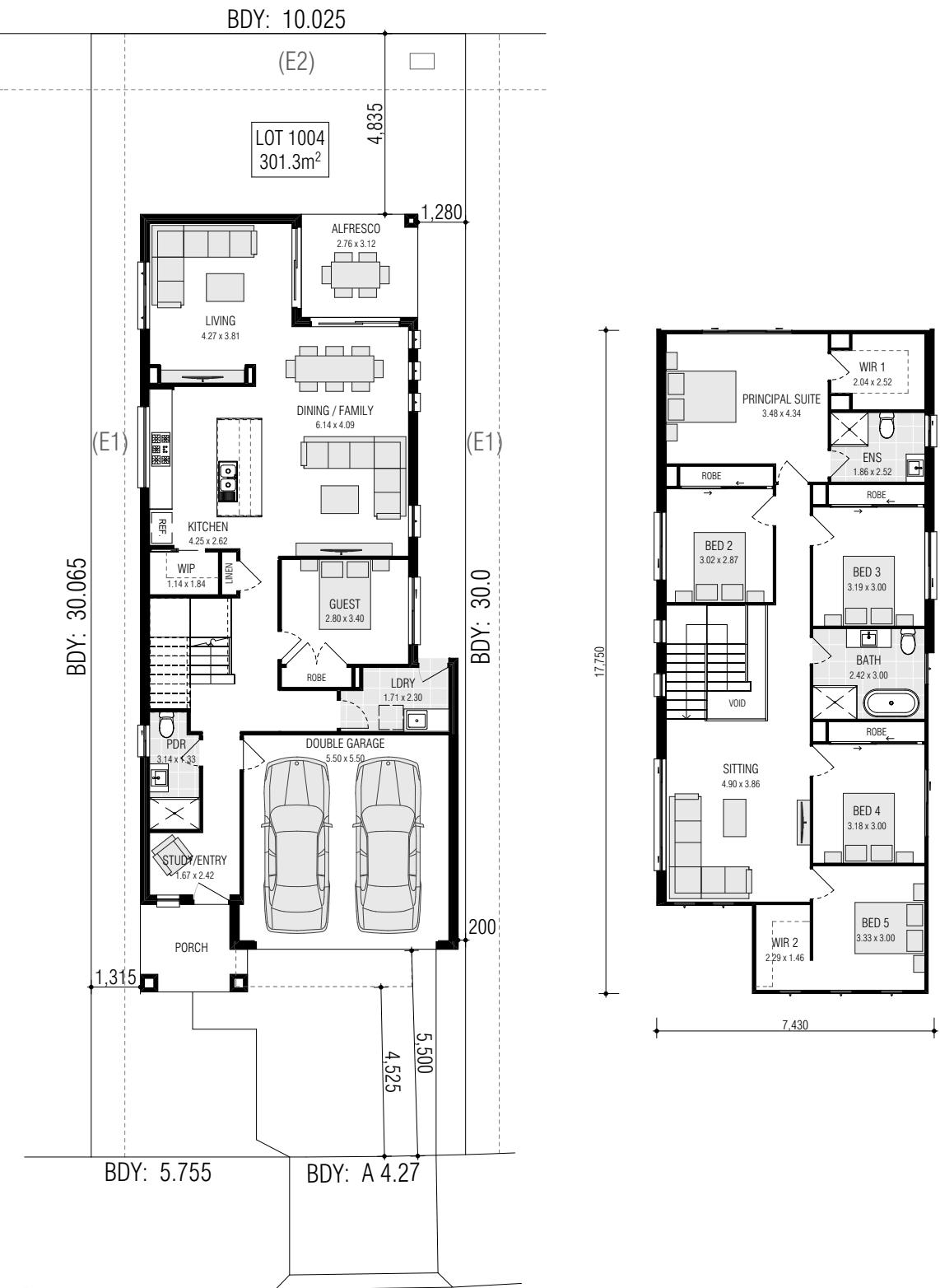
**One contract, Pay on Completion\***



NOTE: Photographs are shown for illustrative purposes and may differ to products provided, including but not limited to colours, finishes and layout.

# Sorrento 30.4 MKII ZL

LAND SIZE: 301.3m<sup>2</sup> | HOUSE SIZE: 282.20m<sup>2</sup> | SQUARES: 30.4Sq



(E1) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE  
(E2) EASEMENT TO DRAIN WATER 1.5 WIDE

BRUNONIELLA ROAD



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

# Display Home LOCATIONS

## 1. LEPPINGTON

### HOMEWORLD LEPPINGTON

67 Berkshire Circuit, Leppington NSW 2179

**PH:** 9606 4175 **E:**emeraldhills@firstyle.com.au

**ON DISPLAY:** Chatswood, Emerald, Riverside & Keswick

## 2. LEPPINGTON

### LEPPINGTON LIVING

37 Moon Street, Leppington NSW 2179

**PH:** 9608 9777 **E:**leppington@firstyle.com.au

**ON DISPLAY:** Paddington & Belrose

## 3. BOX HILL

### HOMEWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

**PH:** 8630 2020 **E:**boxhill@firstyle.com.au

**ON DISPLAY:** Grantham, Avoca & Clovelly

## 4. AUSTRAL

14 Harrismith Cres, Austral 2179

**OPENING LATE 2025:** Hayman & Montara



## 5. WARNERVALE

### HOMEWORLD WARNERVALE

44 Turret Circuit, Warnervale 2259

**PH:** 9138 7753 **E:**warnervale@firstyle.com.au

**ON DISPLAY:** Albury & Portofino

## 6. MENANGLE PARK

### MENANGLE PARK DISPLAY VILLAGE

9 Subzero Crescent, Menangle Park NSW 2563

**PH:** 8630 0430 **E:**menanglepark@firstyle.com.au

**ON DISPLAY:** Norwood & Fitzroy

## 7. ORAN PARK

### HOMEWORLD ORAN PARK

Cnr Allambie Circuit & Condamine Street Oran Park NSW 2570

**PH:** 7813 5306 **E:**oranpark@firstyle.com.au

**ON DISPLAY:** Sorento, Waverly, Grandeur, Grantham & Amira



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