



ARTIST IMPRESSION ONLY. WILLOWBROOK FAÇADE AS ILLUSTRATED.

## MONTEBELLO 31.3 MOD

LAND SIZE: 454m<sup>2</sup> | HOUSE SIZE: 298.52m<sup>2</sup> | SQUARES: 32.1Sq

**\$1,135,900** WILLOWBROOK  
FAÇADE  
INCLUDED

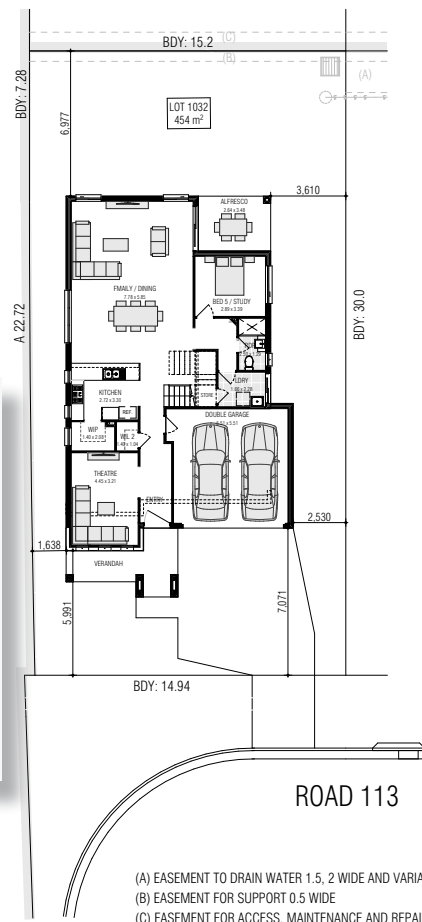
LOT 1032 ROAD 113 - WILTON NORTH (PANORAMA)

### INCLUSIONS:

- ✓ 5 Bedrooms with Double Locked-up Garage
- ✓ Tiling to Verandah, Entry, Kitchen, Family/Dining & Alfresco
- ✓ Carpet to Theatre, Study & Bedrooms
- ✓ 6.6Kw Solar PV System
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- ✓ 2.59m Ceilings (Ground Floor Only)
- ✓ T2 Termite Treated Frame
- ✓ Perimeter Termite Protection
- ✓ Coloured concrete Driveway & Pathway to Porch
- ✓ Remote Control Panel Lift Garage Door
- ✓ Stone benchtop to Kitchen
- ✓ 900mm Westinghouse Underbench Electric Oven & Induction Cooktop
- ✓ Alarm System
- ✓ 10 LED Downlights
- ✓ Fully Ducted Day/Night Air Conditioning

### INCLUSIVE PLUS

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



**BASIX 90  
INCLUDING  
6.6 KW SOLAR**

(A) EASEMENT TO DRAIN WATER 1.5, 2 WIDE AND VARIABLE WIDTH  
(B) EASEMENT FOR SUPPORT 0.5 WIDE  
(C) EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE



SUBJECT TO ESTATE GUIDELINES

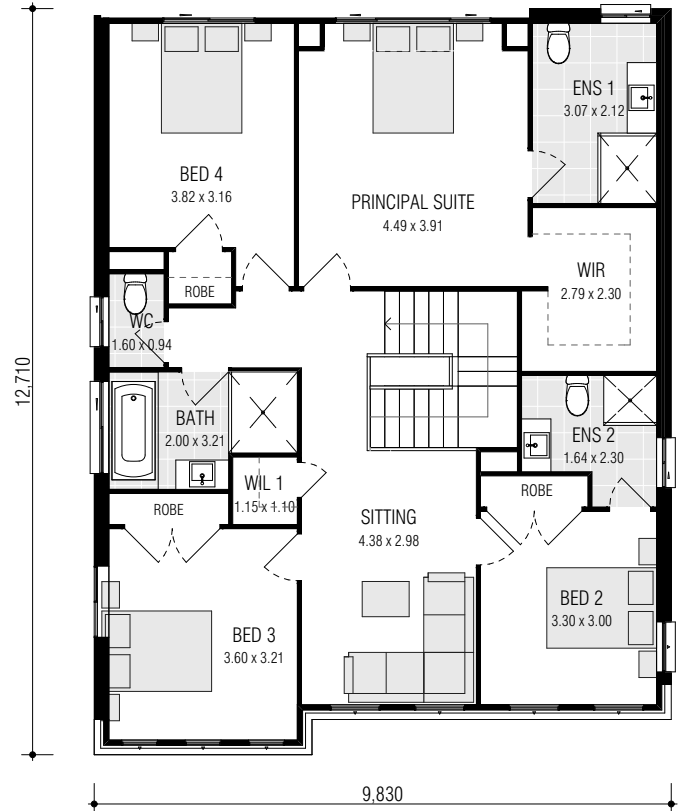
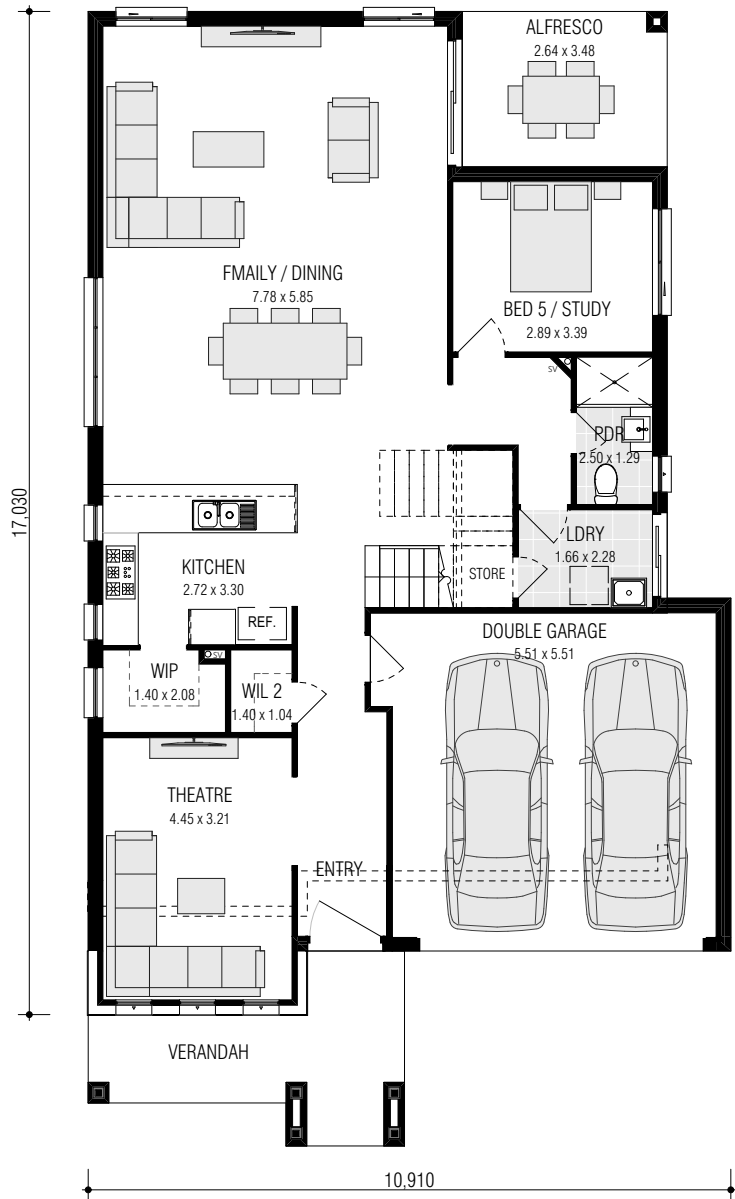
CLIENT INITIALS.....

**25**  
YEARS

PREMIUM UPGRADES

**UP TO \$51,650 IN VALUE\***

\*Offer provides for the "Living Inclusions" as listed to all Contract Homes. The "25 Years 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 1 December 2022. B.L.113412C



## MONTEBELLO 31.3 (MOD)

FRONTAGE REQUIRED (MINIMUM): 12.23m  
 HOUSE SIZE: 298.52 m<sup>2</sup>  
 SQUARES: 32.1sq  
 DATE: 10/11/2023

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	124.08
First Floor	120.08
Garage	33.86
Alfresco	9.19
Verandah	11.31
Totals	298.52 m <sup>2</sup>

CLIENT INITIALS.....