



**FIXED DESIGN**  
**PAY ON COMPLETION**



**\$1,119,900**

ARTIST IMPRESSION ONLY

**FIXED PRICE**  
House and land Package

**LOT 1035 CLIFTON CRESCENT - WILTON NTH (PANORAMA)**  
LAND SIZE: 375m<sup>2</sup> | HOUSE SIZE: 214.44m<sup>2</sup> | SQUARES: 23.1Sq

**FINLAY 23.1 MOD | MAGNOLIA MKII FACADE**

**INCLUSIONS:**

- Tiling to Porch Verandah, Kitchen, Family, Dining & Alfresco
- Carpet to 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
- 10 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 6.6kW Solar Panel System

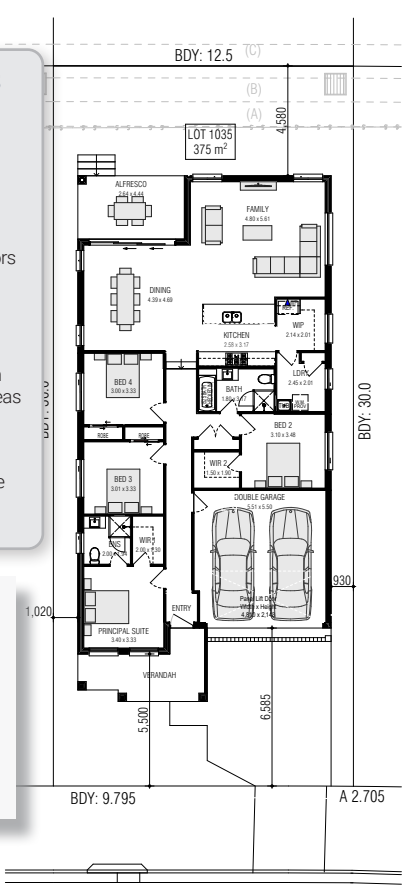
**25 YEARS PREMIUM UPGRADES**

**BASIX 90**



- UPGRADES PLUS**
- 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 fridge Space
  - Fly screens to all openable windows

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



House and Land Packages is subject to the client entering into a Building agreement within the specified period stated in their Firststyle Homes Quotation. All prices are GST inclusive. Firststyle Homes reserves the right to change prices without notice. 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. Price is fixed only once both Contract for Sale of Land and Building Contracts are exchanged. B.L.113412C

**AGENT NAME**

M: XXXX XXX XXX | Ph: XXXX XXXX  
E: \_\_\_\_\_@firststyle.com.au

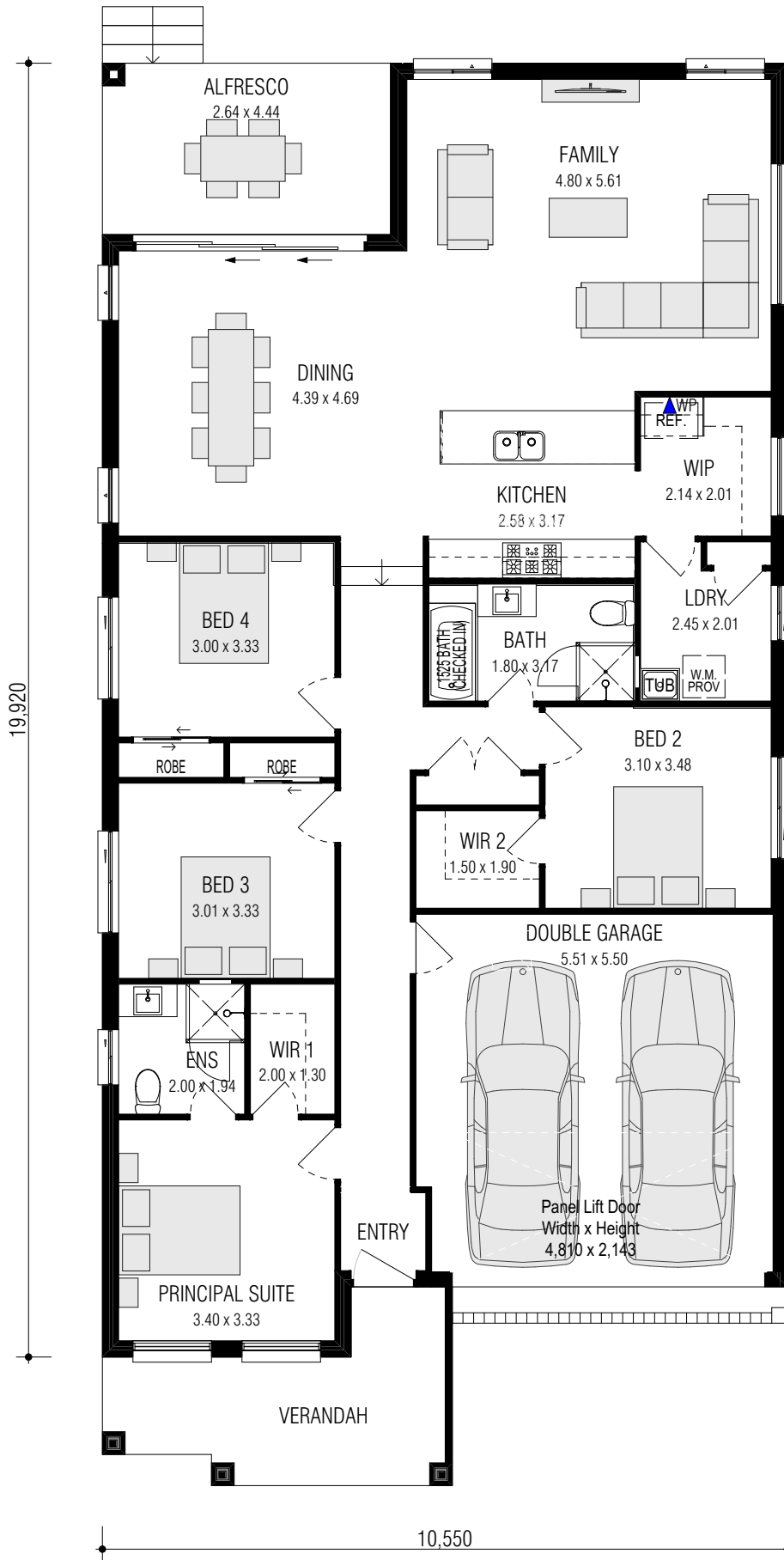
**DISPLAY NAME**

Display Address here

**CLIFTON CRESCENT**

- (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





## FINLAY 23.1 (MOD)

FRONTAGE REQUIRED (MINIMUM): XX.XXm  
 HOUSE SIZE: 214.44 m<sup>2</sup>  
 SQUARES: XX.XXsq  
 DATE: 16/07/2024

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	158.71
Garage	32.46
Alfresco	11.72
Porch	11.55
Totals	214.44 m <sup>2</sup>

CLIENT INITIALS.....