



ARTIST IMPRESSION ONLY.

**\$1,598,900**

**FIXED PRICE**  
House and land Package

**LOT 107 RUGBY STREET - SCHOFIELDS**  
LAND SIZE: 434.5m<sup>2</sup> | HOUSE SIZE: 286.21m<sup>2</sup> | SQUARES: 30.8sq

**ARTONA 30.8** | CUSTOM RENDER FACADE

MODIFIED TO SUIT

**INCLUSIONS:**

- Tiling to Porch Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Guest, Theatre, Stairs, 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
- 15 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 6.6kW Solar Panel System & 5kW Battery
- Fixed External Colours

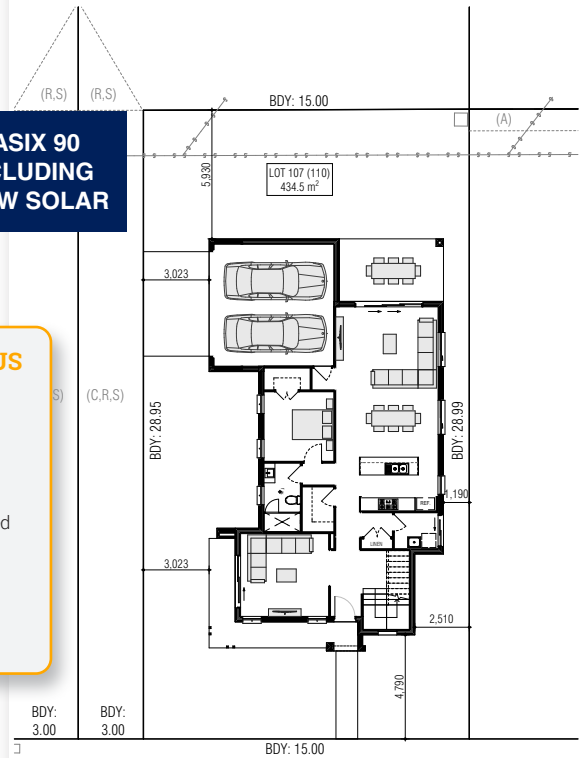
**Style.** PREMIUM UPGRADES



**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

**BASIX 90 INCLUDING 6.6KW SOLAR**



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

**ROAD 2 EAST**

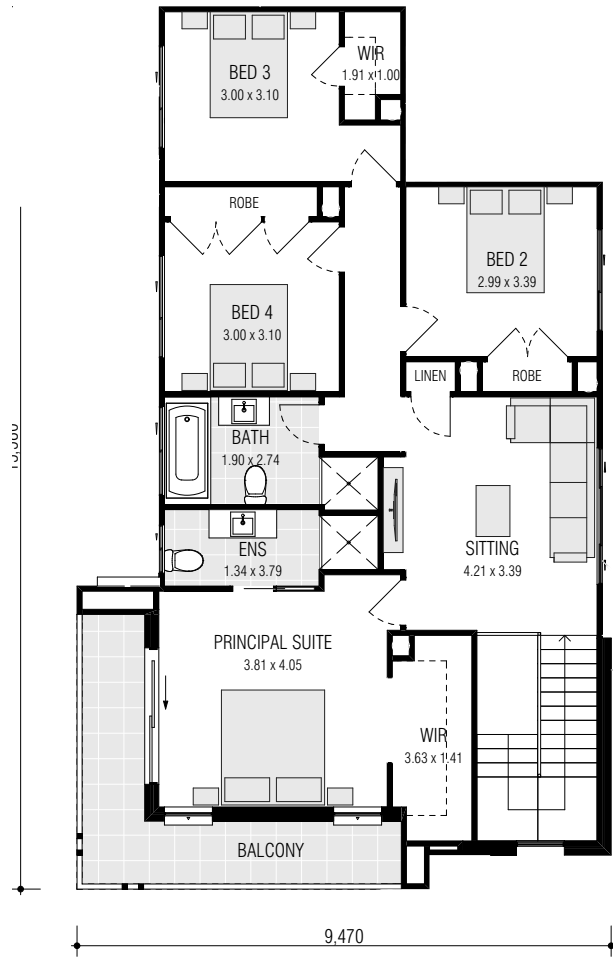
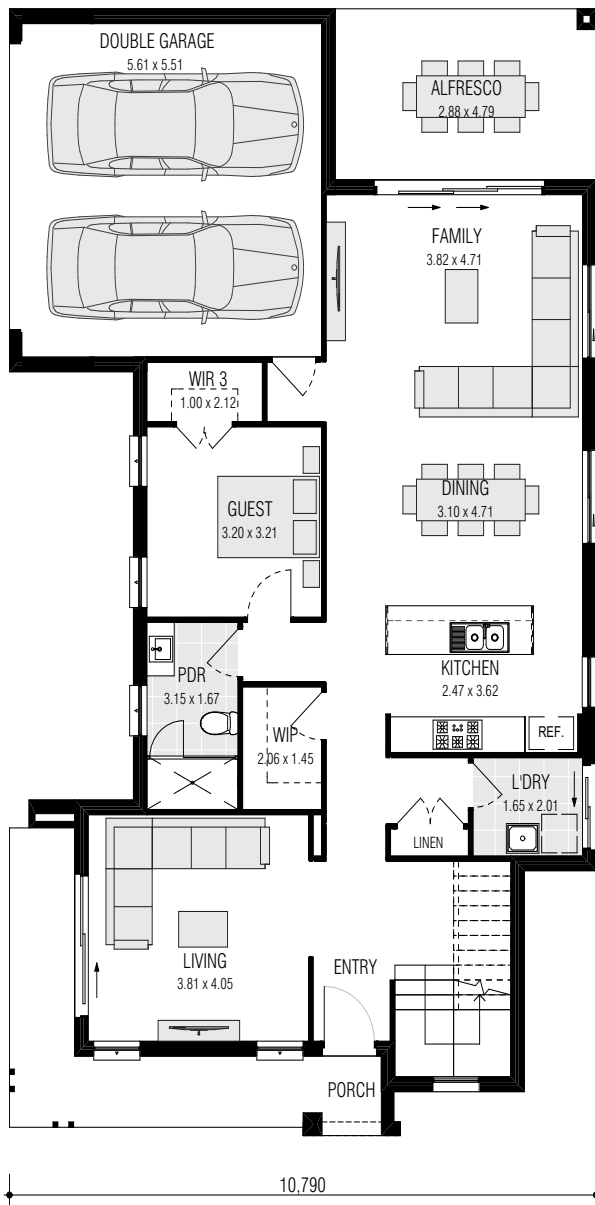


- (A) EASEMENT TO DRAIN WATER 1 WIDE
- (AX) EASEMENT TO DRAIN WATER 1 WIDE
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) EASEMENT TO DRAIN WATER 3 WIDE
- (D) EASEMENT TO DRAIN WATER (WHOLE LOT)
- (G) EASEMENT TO DRAIN WATER (WHOLE LOT)
- (R) RIGHT OF ACCESS 3 WIDE & VARIABLE
- (S) EASEMENT FOR SERVICES 3 WIDE & VARIABLE
- (S) RIGHT OF ACCESS 10 WIDE & VARIABLE



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

**DISPLAY NAME**  
Display Address here



## ARTONA 30.8

FRONTAGE REQUIRED (MINIMUM): 13.72 m  
 HOUSE SIZE: 286.21 m<sup>2</sup>  
 SQUARES: 30.8 sq  
 DATE: 4/12/2024

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	116.67
First Floor	107.02
Garage	34.93
Porch	2.49
Alfresco	13.82
Balcony	11.28
<b>Total:</b>	<b>286.21 m<sup>2</sup></b>

CLIENT INITIALS.....