



\$1,659,900

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FIXED PRICE
House and land Package

LOT 107 RUGBY STREET - SCHOFIELDS
LAND SIZE: 434.5m² | HOUSE SIZE: 332.02m² | SQUARES: 35.8sq

CUSTOM 35.7 | 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

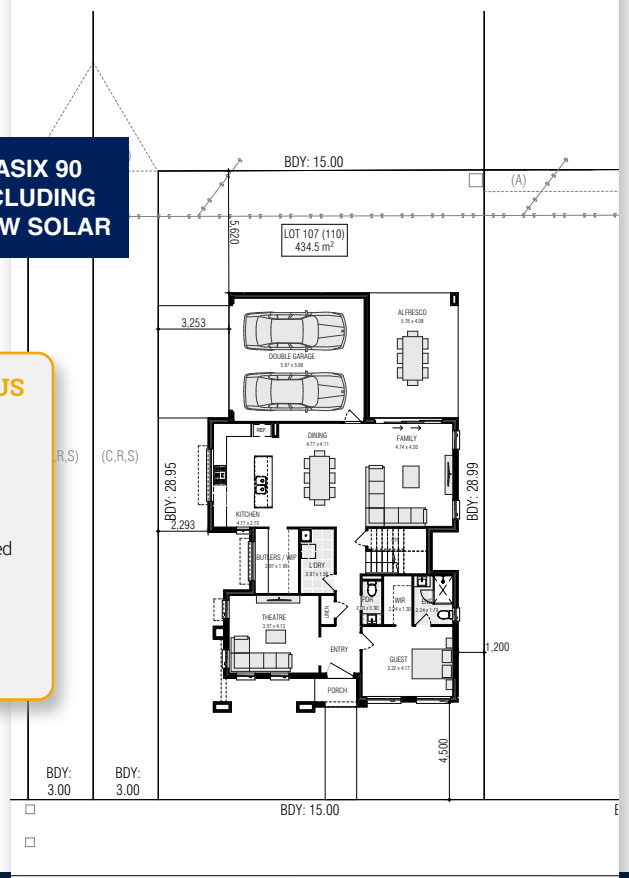
Style. PREMIUM UPGRADES



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

BASIX 90 INCLUDING 6.6KW SOLAR

- 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



RUGBY STREET

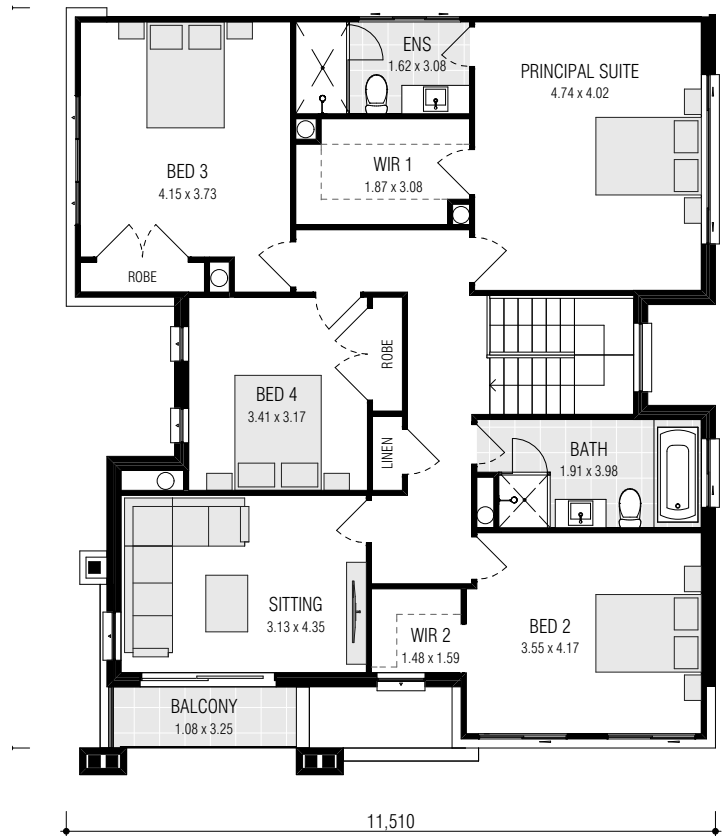
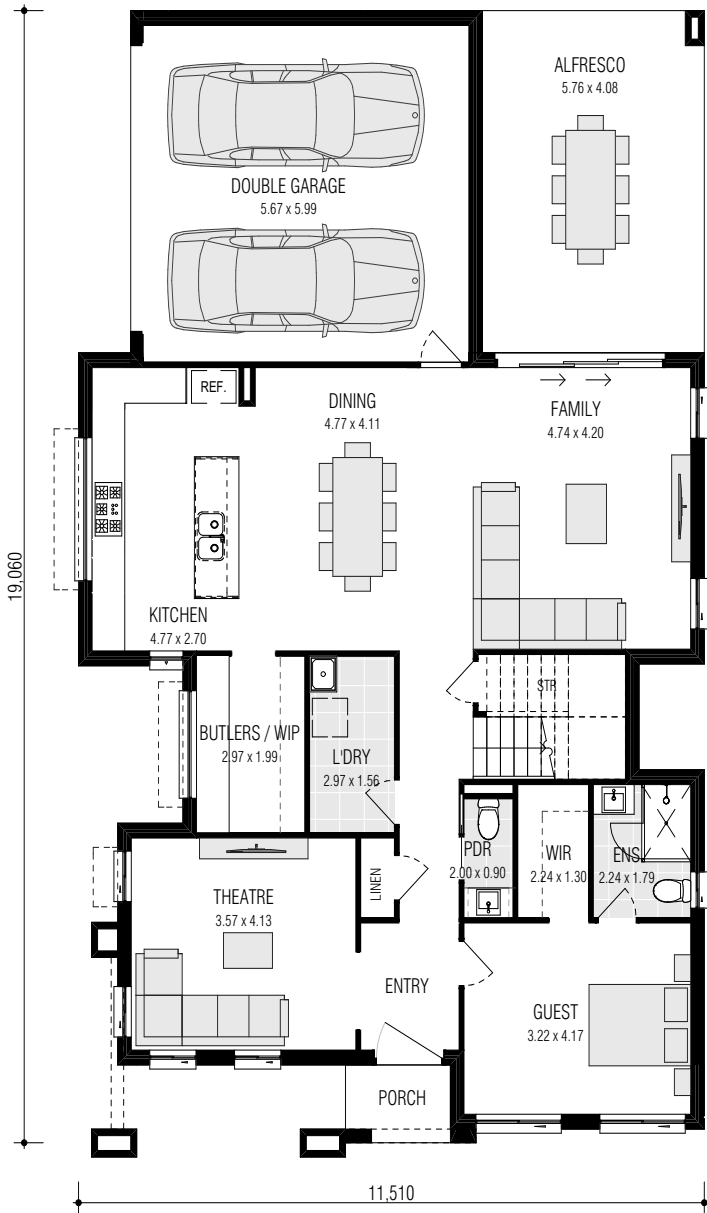


- (A) EASEMENT TO DRAIN WATER 1 WIDE
- (AX) EASEMENT TO DRAIN WATER 1 WIDE
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) EASEMENT TO DRAIN WATER 3 WIDE
- (D) EASEMENT TO DRAIN WATER (WHOLE LOT)
- (G) EASEMENT TO DRAIN WATER (WHOLE LOT)
- (R) RIGHT OF ACCESS 3 WIDE & VARIABLE
- (C) EASEMENT END REQUIRE 2 WIDE & VARIABLE



AGENT NAME
M: XXXX XXX XXX | Ph: XXXX XXXX
E: _____@firststyle.com.au

DISPLAY NAME
Display Address here



CUSTOM 35.7

FRONTAGE REQUIRED (MINIMUM): 14.40m
 HOUSE SIZE: 332.02 m²
 SQUARES: 35.8sq
 DATE: 18/12/2025

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	132.25
First Floor	38.30
Garage	39.30
Alfresco	23.50
Porch	2.92
Balcony	3.88
Totals	332.02 m ²

CLIENT INITIALS.....