



# \$1,072,900

ARTIST IMPRESSION ONLY.

**FIXED PRICE**  
House and land Package

**LOT 1189 SHORTHORN STREET - NORTH WILTON**

LAND SIZE: 458.60m<sup>2</sup> | HOUSE SIZE: 225.73m<sup>2</sup> | SQUARES: 24.3 Sq

## ALBURY 23.0 MOD SILVER LEVEL | BALLINA FACADE

### INCLUSIONS:

- Tiling to Verandah, Entry, Kitchen, Living/Dining & Alfresco
- Carpet to Theatre & 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

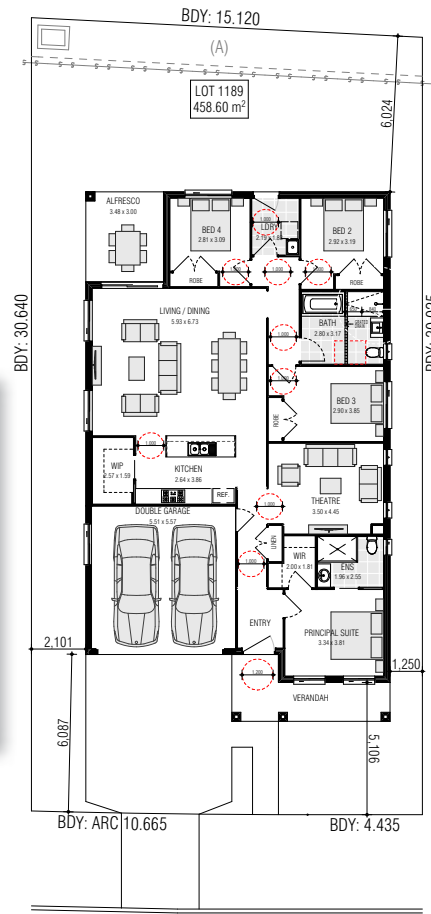
### Style. PREMIUM UPGRADES



### 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

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**

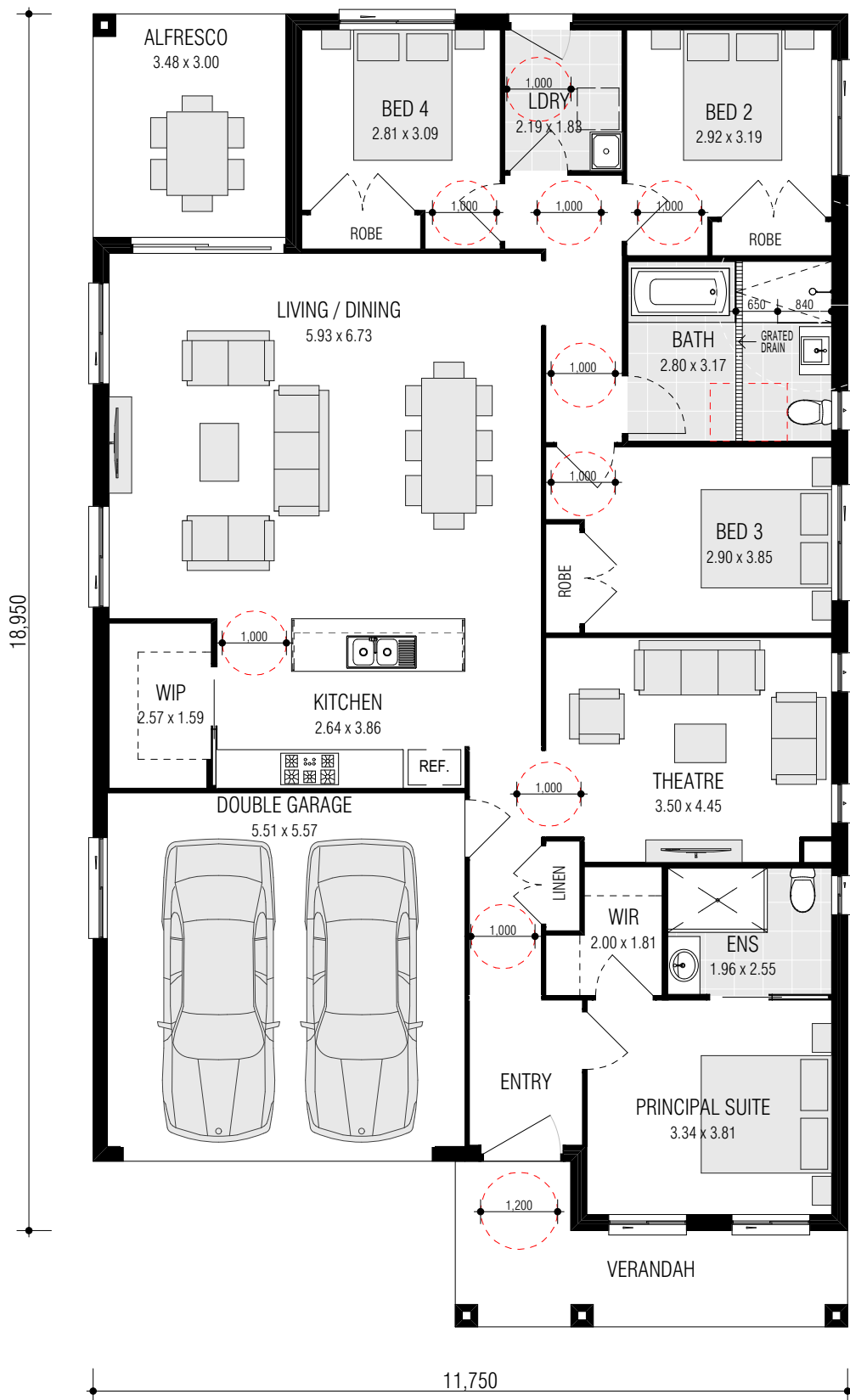
Display Address here



**SHORTHORN STREET**

(A) EASEMENT TO DRAIN WATER 1.5m WIDE





## ALBURY 23.0 (MOD) SILVER LEVEL

FRONTAGE REQUIRED (MINIMUM): 13.61m  
 HOUSE SIZE: 225.73 m<sup>2</sup>  
 SQUARES: 24.3sq  
 DATE: 16/05/2025

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	170.95
Garage	33.23
Alfresco	10.44
Verandah	11.11
Total	225.73 m <sup>2</sup>

CLIENT INITIALS.....