

**FIXED DESIGN  
ONE CONTRACT  
PAY ON COMPLETION!**



ARTIST IMPRESSION ONLY. CAMBRIDE SA FAÇADE AS ILLUSTRATED.

**ADELINA 25.9** SIDE ACCESS MOD

LAND SIZE: 335.2m<sup>2</sup> | HOUSE SIZE: 249.01m<sup>2</sup> | SQUARES: 26.8 Sq

**\$1,185,900** CAMBRIDE SA  
FAÇADE  
INCLUDED

LOT 12 CNR SITELLA & AROONA AVENUE -  
AUSTRAL (MAPLE GROVE)

**INCLUSIONS:**

- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Tiling to Porch, Entry, Kitchen, Family/Dining & Alfresco
- ✓ Carpet to Theatre, Stairs, Sitting & Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- ✓ 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 Appliances
- ✓ Alarm System
- ✓ 10 LED Downlights
- ✓ Fully Ducted Day/Night Air Conditioning

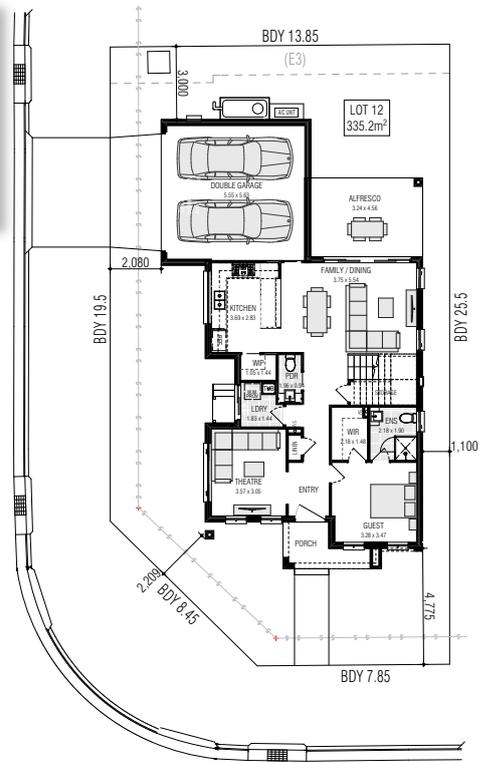
**UPGRADES PLUS**

- ✓ Gloss 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
- ✓ Gas Point to Alfresco
- ✓ 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

AROONA AVENUE



SITELLA AVENUE

(E3) PROPOSED EASEMENT TO DRAIN WATER 1.2 & 1.5 WIDE



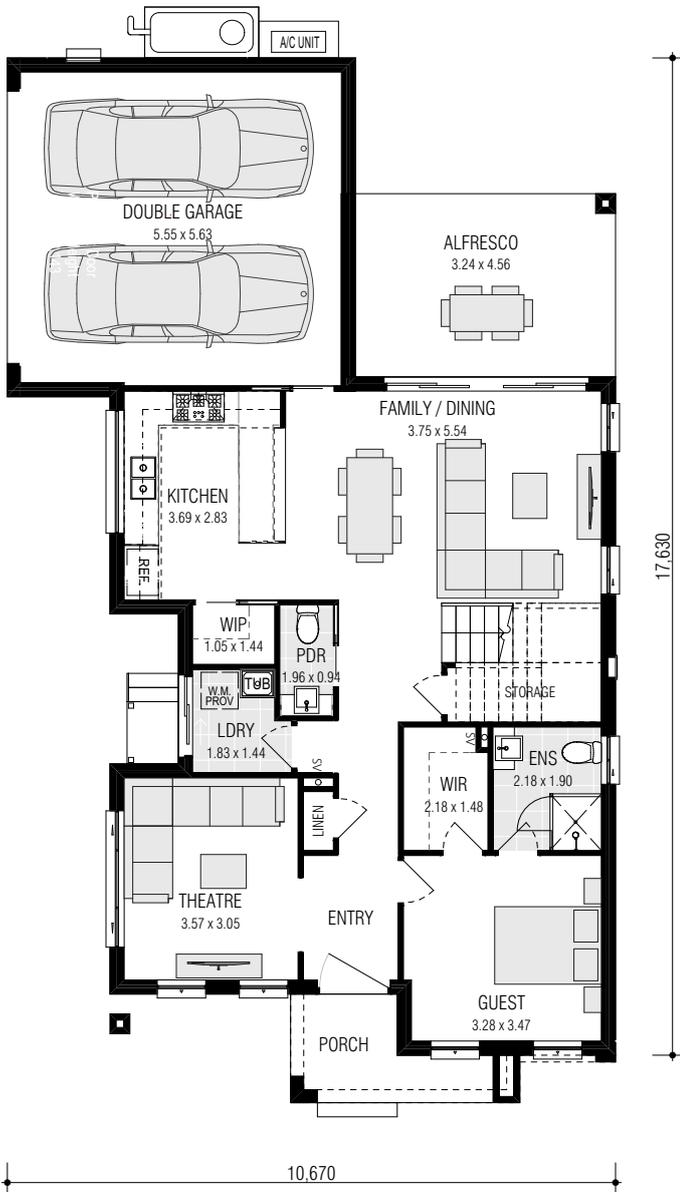
CLIENT INITIALS.....

**25**  
YEARS

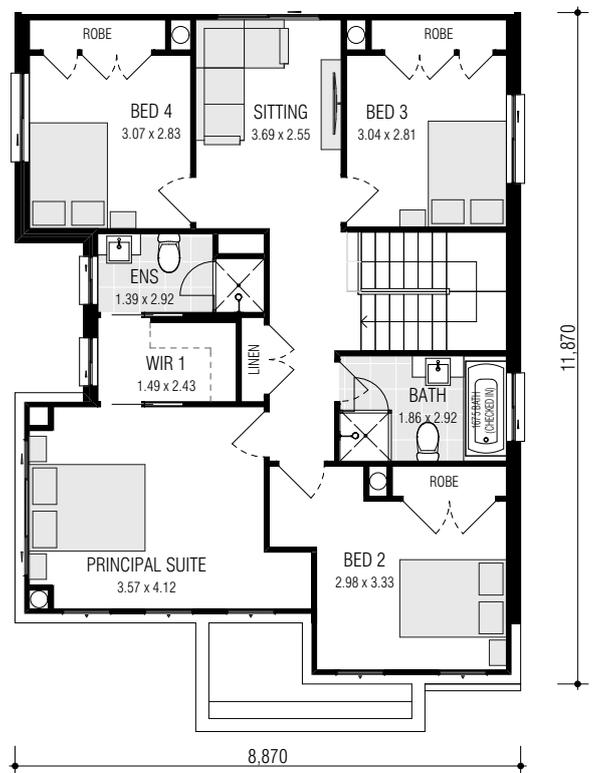
PREMIUM UPGRADES

**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



GROUND FLOOR



FIRST FLOOR

ADELINA 25.9 (SIDE ACCESS) (MOD)

FRONTAGE REQUIRED (MINIMUM): 11.80m  
 HOUSE SIZE: 249.30 m<sup>2</sup>  
 SQUARES: 26.8sq  
 DATE: 18/05/2023

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	97.04
First Floor	96.31
Garage	35.78
Alfresco	14.77
Porch	5.40
<b>Totals</b>	<b>249.30 m<sup>2</sup></b>

CLIENT INITIALS.....