

**FIXED DESIGN  
PAY ON  
COMPLETION**



ARTIST IMPRESSION ONLY

**\$1,399,900**

**FIXED PRICE**  
House and land Package

**LOT 12 SKIPTON LANE - PRESTONS**

LAND SIZE: 350.1m<sup>2</sup> | HOUSE SIZE: 207.74m<sup>2</sup> | SQUARES: 22.36 Sq

**LYNBROOK 22.4 2-STEP DUAL LIVING |  
GLEBE FACADE**

**INCLUSIONS:**

- Tiling to Porch Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Living & Bedrooms
- Gas package incl. Instantaneous HWS (if available)
- 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**



**INCLUSIVE PLUS**

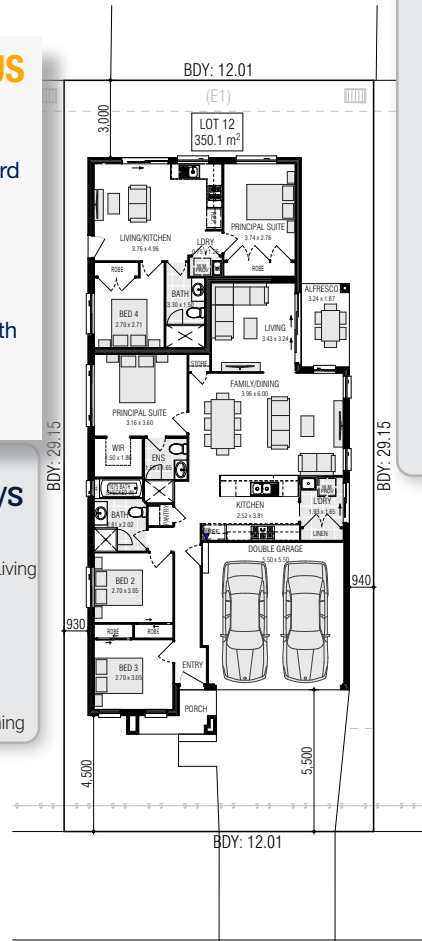
- Turf to front & rear
- Letterbox
- Planting to front yard
- Fencing to Rear & Side boundaries
- 1 x side Gate and fixed panel as required
- Washed pebble path to sides
- Flyscreens to all opening windows

**\*DUAL LIVING S/S INCLUSIONS:**

- Tiling to Porch, Kitchen/Living
- Carpet to Bedrooms
- Laminated Kitchen Cupboards & Benchtop
- 600mm Westinghouse appliances
- Split System Airconditioning

**UPGRADES**

- 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



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



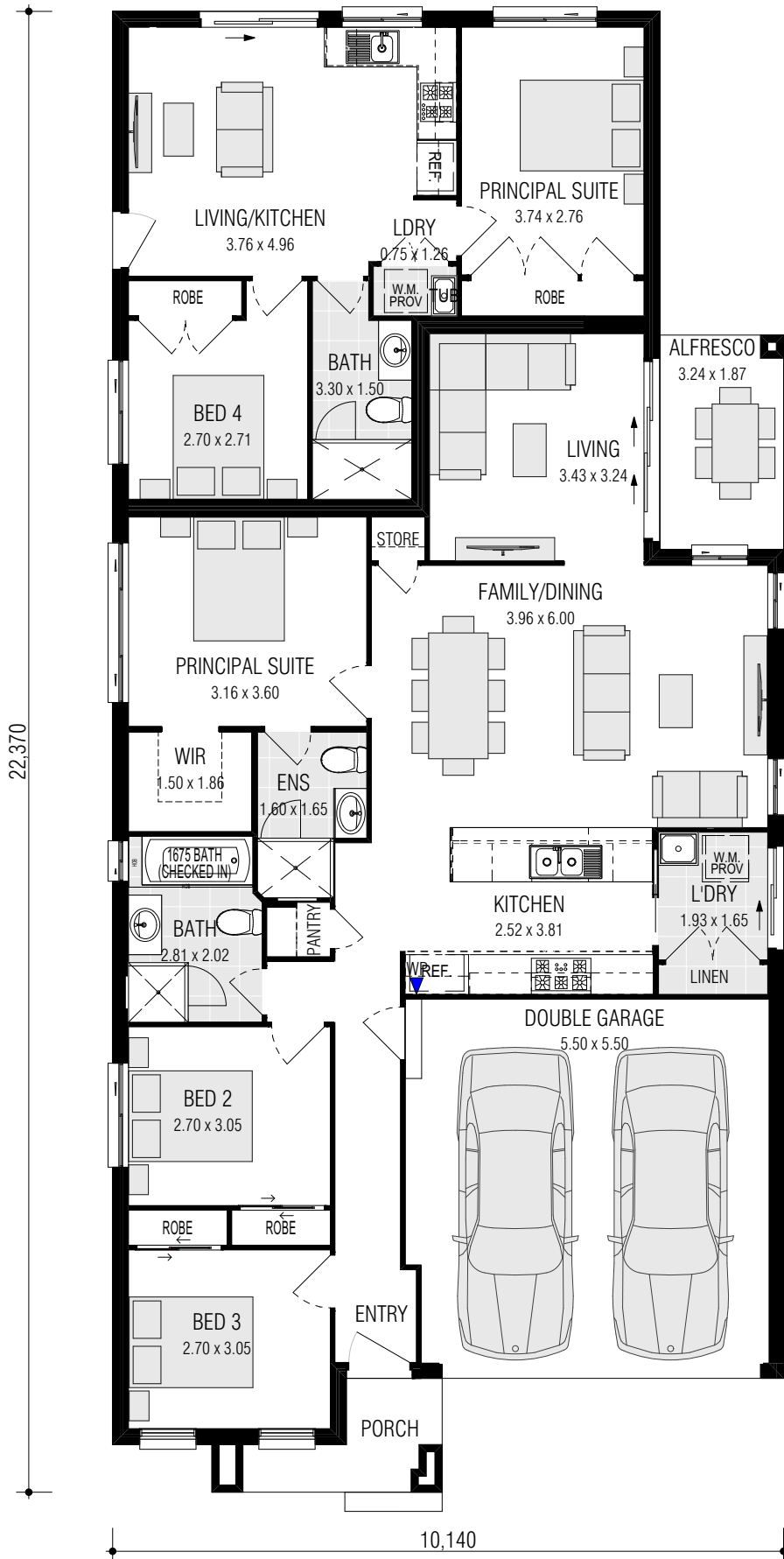
**AGENT NAME**  
M: XXXX XXX XXX | Ph: XXXX XXXX  
E: \_\_\_\_\_@firststyle.com.au

**DISPLAY NAME**  
Display Address here

**SKIPTON LANE**

(E1) EASEMENT TO DRAIN WATER 1.2 WIDE





## LYNBROOK 22.4 DUET

FRONTAGE REQUIRED (MINIMUM): 12.00m  
 HOUSE SIZE: 207.74 m<sup>2</sup>  
 SQUARES: 22.36sq  
 DATE: 17/05/2024

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	113.30
Garage	32.37
Alfresco	6.06
Porch	3.96
<b>Totals</b>	<b>155.69 m<sup>2</sup></b>

CLIENT INITIALS.....