

PREMIUM COLLECTION

FIXED DESIGN - PAY ON COMPLETION*



Brooklyn Facade

LOT 125 NORLING STREET - LEPPINGTON NSW

\$1,485,900



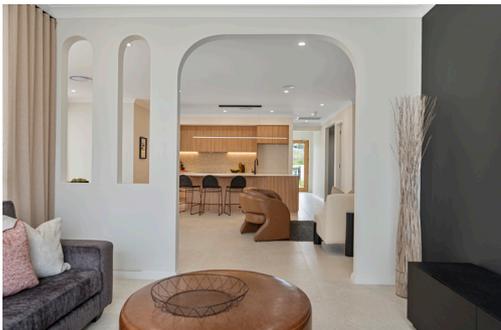
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AGENT NAME
Ph: XXXX XXXX
E: _____@firststyle.com.au

DISPLAY CENTER NAME
Insert Address Here

Premium Upgrade Package



25 YEAR INCLUSIONS:

- Tiling to Porch, Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Theatre & Bedrooms
- Electrical Package incl. Electric Hot Water Storage System
- Fixed Site Costs & Basix Requirements
- 2.59m Ceilings
- 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
- Fully Ducted Day/Night Air Conditioning
- 6.6kW Solar Panel System

INCLUDED

- Fence to Side & Rear plus one Gate
- Turf to front and back
- Washed pebbles along both sides
- Letterbox
- Planting as required

PREMIUM SPEC UPGRADES

- Polyurathane - Shaker Profile Kitchen
- Increase Overhead Cupboards
- Water point to Fridge Space (for future connection by client)
- 40mm upgraded Stone benchtop to kitchen
- Undermount Kitchen Sink
- Designer Handles to kitchen
- Integrated Rangehood
- 20 Downlights
- Half Splayed Skirting and Architraves
- Mirror Sliding Robe Doors
- Internal Door Upgrades
- Insulation to Ceiling & Walls (Except Garage)
- Gainsborough Trilock Omni Allure Double Cylinder - Brushed SS Finish to Front Entry door
- Flyscreens to all openable windows
- Roof sarking & Whirly birds
- Laminate 1.2m laundry fitout with drop in tub & flex tap
- Full height Tiling to Master Ensuite & Bathroom
- Freestanding Bath
- Upgrade to Limni Toilet
- Vanity Upgrades (Myall with Finger pull)
- Timber look laminate (woodmatt) Vanities
- Caroma Luna Inset Basin with Taphole
- Eco Dual Shower (98750)
- Mirage Shower Screens
- Tiled Niches

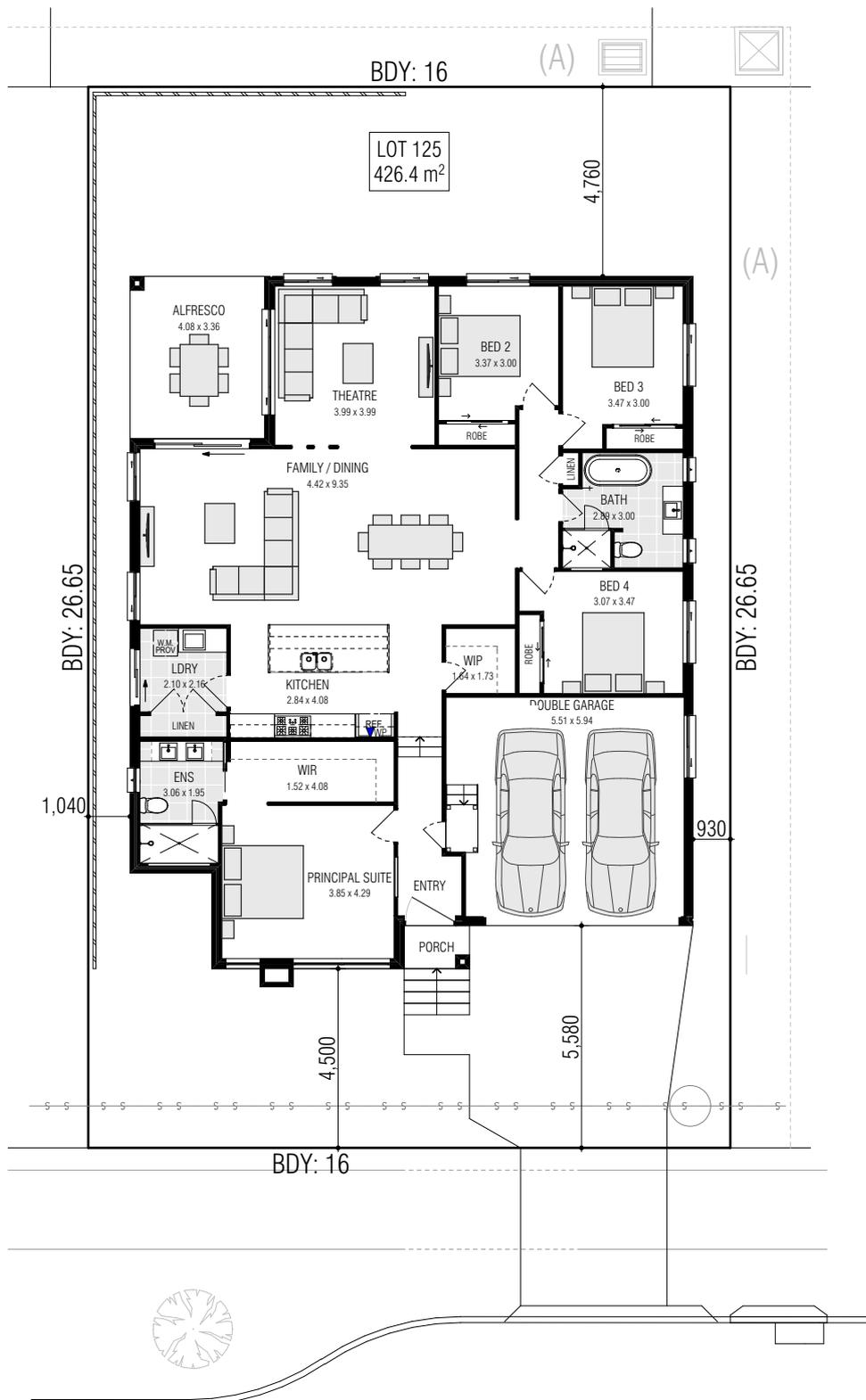
One contract, Pay on Completion*



NOTE: Photographs are shown for illustrative purposes and may differ to products provided, including but not limited to colours, finishes and layout.

CLARKSON 19.9 MOD

LAND SIZE: 426.4m² | HOUSE SIZE: 233.06m² | SQUARES: 25.15sq



NORLING ROAD

(A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE



Display Home LOCATIONS

1. LEPPINGTON

HOMEWORLD LEPPINGTON

67 Berkshire Circuit, Leppington NSW 2179

PH: 9606 4175 **E:** emeraldhills@firststyle.com.au

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

2. LEPPINGTON

LEPPINGTON LIVING

37 Moon Street, Leppington NSW 2179

PH: 9608 9777 **E:** leppington@firststyle.com.au

ON DISPLAY: Paddington & Belrose

3. BOX HILL

HOMEWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

PH: 8630 2020 **E:** boxhill@firststyle.com.au

ON DISPLAY: Grantham, Avoca & Clovelly

4. AUSTRAL

14 Harrismith Cres, Austral 2179

OPENING LATE 2025: Hayman & Montara

5. WARNERVALE

HOMEWORLD WARNERVALE

44 Turret Circuit, Warnervale 2259

PH: 9138 7753 **E:** warnervale@firststyle.com.au

ON DISPLAY: Albury & Portofino

6. MENANGLE PARK

MENANGLE PARK DISPLAY VILLAGE

9 Subzero Crescent, Menangle Park NSW 2563

PH: 8630 0430 **E:** menanglepark@firststyle.com.au

ON DISPLAY: Norwood & Fitzroy

7. ORAN PARK

HOMEWORLD ORAN PARK

Cnr Allambie Circuit & Condamine Street Oran Park NSW 2570

PH: 7813 5306 **E:** oranpark@firststyle.com.au

ON DISPLAY: Sorento, Waverly, Grandeur, Grantham & Amira



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