



ARTIST IMPRESSION ONLY.

# \$949,900

**FIXED PRICE**  
House and land Package

**LOT 131 GRIMA STREET - SCHOFIELDS**  
LAND SIZE: 187.7m<sup>2</sup> | HOUSE SIZE: 162.41m<sup>2</sup> | SQUARES: 17.5 Sq

## HOUSE 17.5 | A2 (B) FACADE

### INCLUSIONS:

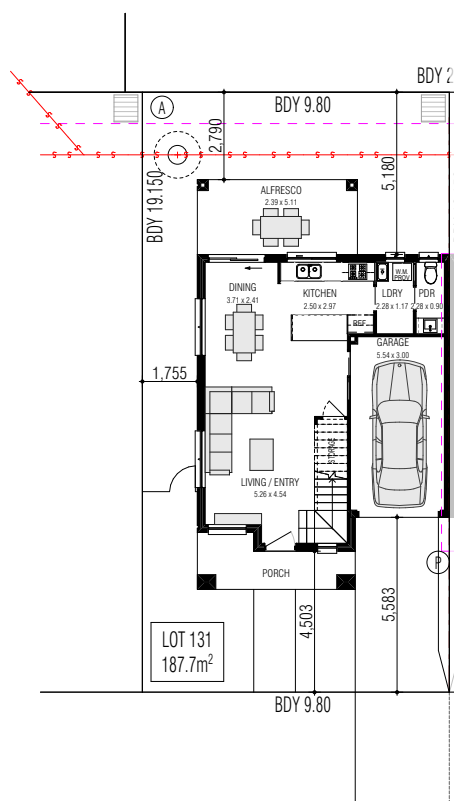
- Tiling to Porch, Living/Entry, Kitchen, Dining & Alfresco
- Carpet to Stairs & Bedrooms
- Metal Roof
- Electrical Package incl. Electric Hot Water Storage System
- Fixed Site Costs & Basix Requirements
- 2.7m Ceilings (ground floor only)
- T2 Termite Treated Frame & Perimeter Protection
- Coloured 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
- 3.5kW Solar Panel System & 5kw Battery

### LIVING+ INCLUSIONS

3 2 1

### 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



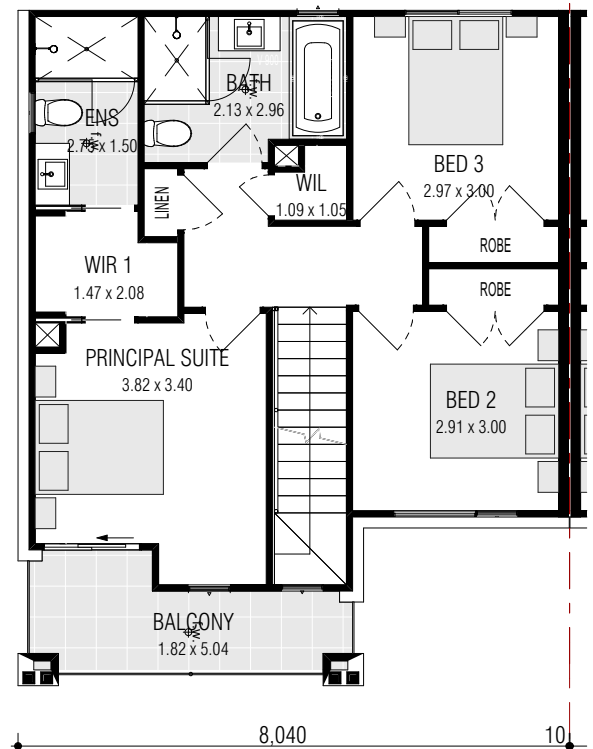
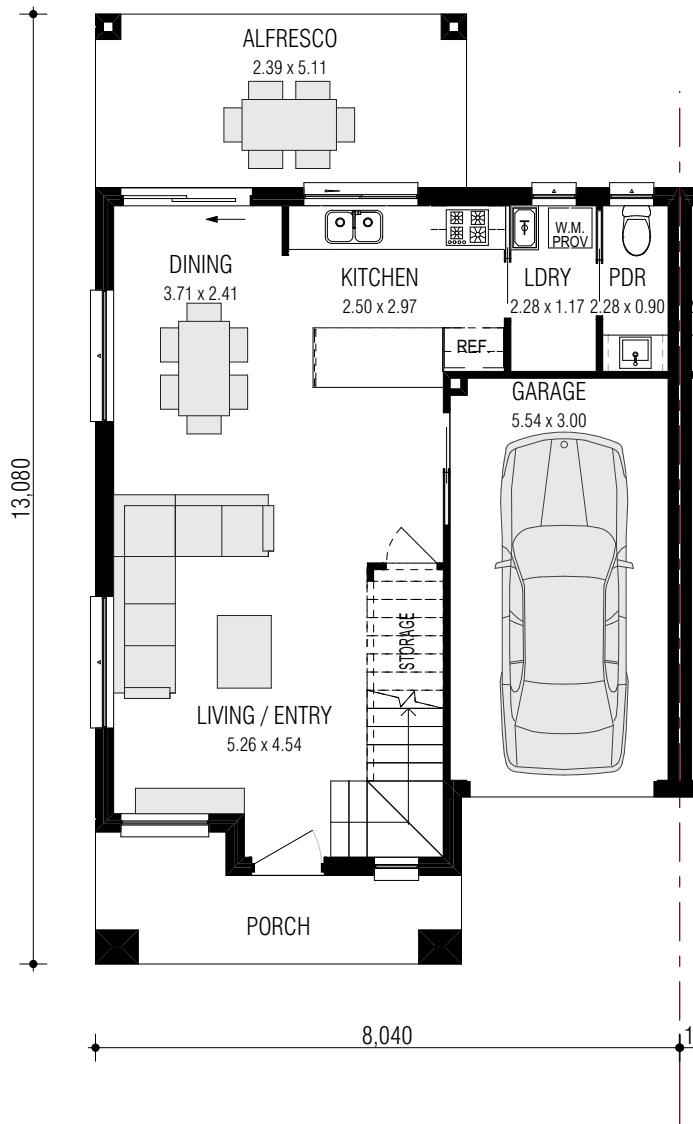
GRIMA STREET

A EASEMENT TO DRAIN WATER 1.0M WIDE  
P EASEMENT FOR SUPPORT 0.25M WIDE



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

House and Land Packages are 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



## HOUSE A1 & A2 35.0

FRONTAGE REQUIRED (MINIMUM): 18.49m  
 HOUSE SIZE: 162.95 m<sup>2</sup>  
 SQUARES: 17.5sq  
 DATE: 5/11/2025

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

Dwelling B	
Gross Areas	
Ground Floor	53.55
First Floor	64.16
Garage	18.15
Alfresco	12.21
Porch	7.23
Balcony	7.65
Totals	162.95 m <sup>2</sup>

CLIENT INITIALS.....