



AGENT NAME Ph: XXXX XXXX @firstyle.com.au

> **DISPLAY CENTER NAME** Insert Address Here



PADDINGTON 18.3

LAND SIZE: 330m² | HOUSE SIZE: 170.33m² | SQUARES: 18.3Sq

\$1,028,900

STRATTON

LOT 16 AROONA AVENUE - AUSTRAL (MAPLE GROVE)

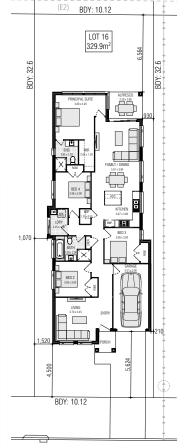
INCLUSIONS:

- √ 4 Bedrooms with Single Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry, Kitchen, Family/Dining
- ✓ Carpet to Living & Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- √ 2.59m Ceilings
- √ 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

UP TO \$51,650 IN VALUE*

UPGRADES PLUS

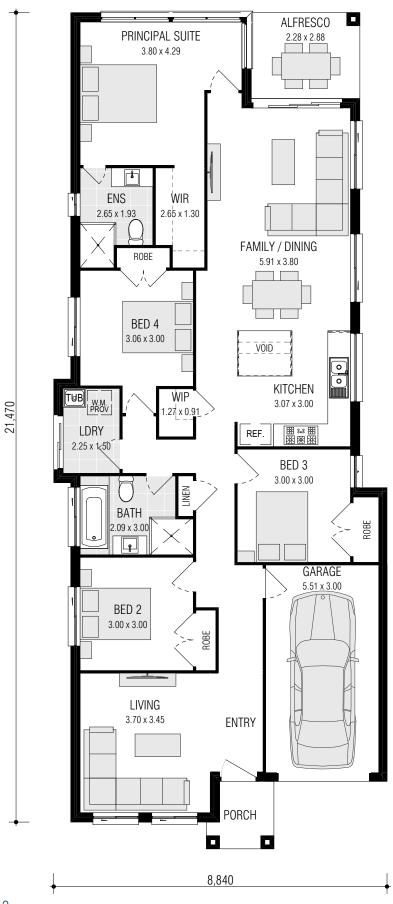
- Gloss Two-tone Kitchen Cupboards
- Finger Pull to Overhead Kitchen Cupboards
- Front Door Upgrade
- Accent Internal Panel Doors
- Gloss Vanities
- Full Height Wall Tiling to Bathroom & Ensuite
- Selected Glazed Porcelain Tiles to the Main floor Areas (500x500)
- Water Point fridge Space
- Gas Point to Alfresco
- Fly screens to all openable windows











PADDINGTON 18.3

FRONTAGE REQUIRED (MINIMUM): 10.70m
HOUSE SIZE: 170.33 m²
SQUARES: 18.3sq
DATE: 21/12/2022

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. Firstyle Homes reserves the right to change specifications, materials and suppliers without notice. B.L 113412C

Gross Areas	
Ground Floor	142.45
Garage	18.48
Alfresco	6.57
Porch	2.83
Totals	170.33 m ²