

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



ARTIST IMPRESSION ONLY

**\$1,399,900**

**FIXED PRICE**  
House and land Package

**LOT 17 BARCELONA DRIVE - PRESTONS**  
LAND SIZE: 336.7m<sup>2</sup> | HOUSE SIZE: 276.97m<sup>2</sup> | SQUARES: 29.8 Sq

**SANTORINI DUET 27.1 ZL | WINSTON FACADE**

**INCLUSIONS:**

- Tiling to Porch Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Lounge & 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
- 3.5kW Solar Panel System

**25 YEARS PREMIUM UPGRADES**

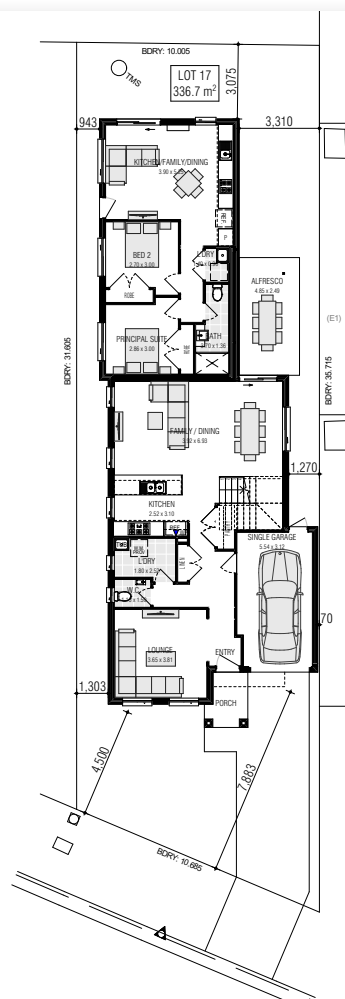


**UPGRADES PLUS**

- 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

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

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



**BARCELONA DRIVE**  
(E1) EASEMENT TO DRAIN WATER 1.2 WIDE



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**

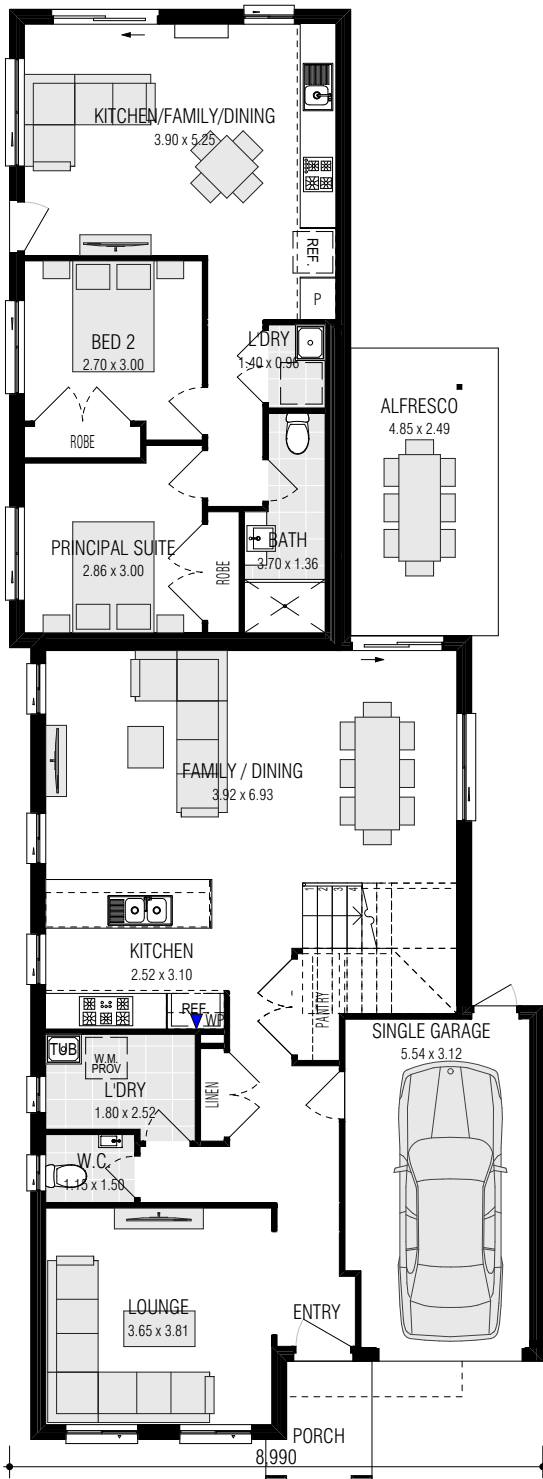
**M: XXXX XXX XXX | Ph: XXXX XXXX**

**E: \_\_\_\_\_@firststyle.com.au**

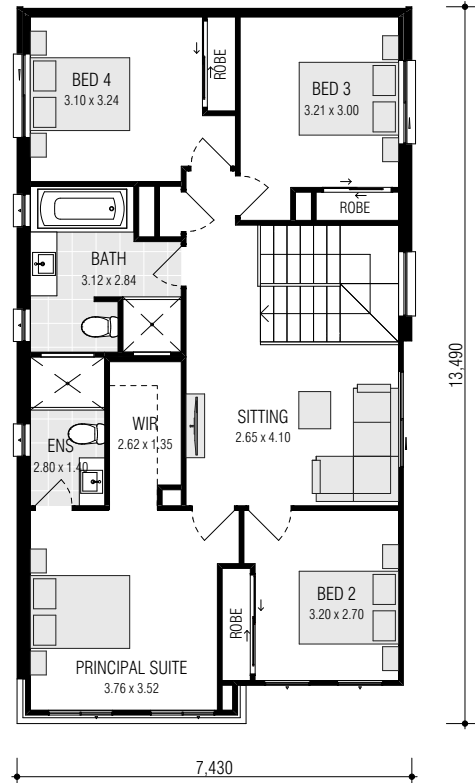
**DISPLAY NAME**

Display Address here





24,110



13,490

## SANTORINI DUET 27.1 (0-LOT)

FRONTAGE REQUIRED (MINIMUM): 9.99m  
 HOUSE SIZE: 276.97 m<sup>2</sup>  
 SQUARES: 29.8sq  
 DATE: 21/02/2024

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

Dwelling A	Dwelling B	
Gross Areas	Gross Areas	
Ground Floor	85.57	Ground Floor 59.85
First Floor	96.72	59.85 m <sup>2</sup>
Garage	19.13	
Alfresco	12.08	
Porch	3.62	
	217.12 m <sup>2</sup> Totals:	276.97 m <sup>2</sup>

CLIENT INITIALS.....