



ARTIST IMPRESSION ONLY. CLASSIC FACADE AS ILLUSTRATED.

## FINNHORSE MOD DL 28.8

LAND SIZE: 485.8m<sup>2</sup> | HOUSE SIZE: 267.80m<sup>2</sup> | SQUARES: 28.8 Sq

# \$1,459,900

CLASSIC  
(CUSTOM TO SUIT)  
FACADE  
INCLUDED

LOT 2 CNR THIRTEENTH AVE & ZEPHYR ST - AUSTRAL  
(AUSTRAL ESTATE)

### INCLUSIONS: (Main Dwelling)

- ✓ 6 Bedrooms with Double Garage (Dual Living Design)
- ✓ Tiling to Porch, Entry, Living/Dining and Kitchen
- ✓ Carpet to Theatre, Stairs & Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- ✓ 2.59m Ceilings (Ground Floor Only)
- ✓ T2 Termite Treated Frame
- ✓ Perimeter Termite Protection
- ✓ Coloured concrete Driveway & Pathway to Porch
- ✓ Remote Control Panel Lift Garage Door
- ✓ Stone benchtop to Kitchen
- ✓ 600mm Westinghouse Appliances
- ✓ Alarm System
- ✓ 10 LED Downlights
- ✓ Fully Ducted Day/Night Air Conditioning
- ✓ 25 Years Premium Upgrades\* (Amended to suit)

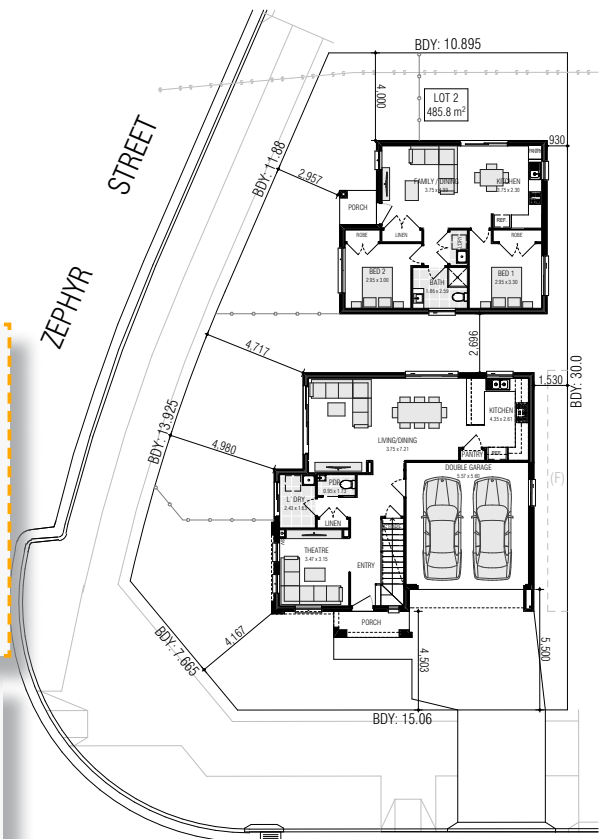
### \* DUAL LIVING INCLUSIONS:

- ✓ Ceramic Tiling to Living/ Kitchen/Dining
- ✓ Carpet to Bedrooms
- ✓ Laminated Benchtop to Kitchen
- ✓ 600mm Westinghouse appliances
- ✓ Split System
- ✓ Airconditioning

### INCLUDED

- ✓ Lapped and Capped Timber Fence to Side & Rear plus One Gate
- ✓ Turf to front, back and side
- ✓ Washed pebbles along the garage side only
- ✓ Firststyle standard blinds to all clear windows
- ✓ Fly Screens to all opening windows and doors
- ✓ Letterbox
- ✓ Planting as required

Dual Living Contributions Included



THIRTEENTH AVENUE  
(F) EASEMENT FOR ACCESS & MAINTENANCE 0.9m WIDE



Subject to Estate Guidelines

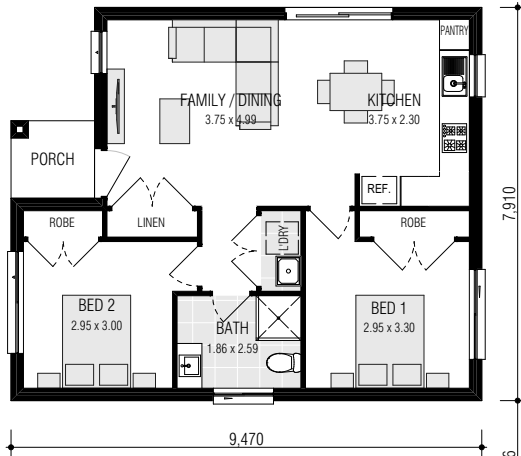
CLIENT INITIALS.....



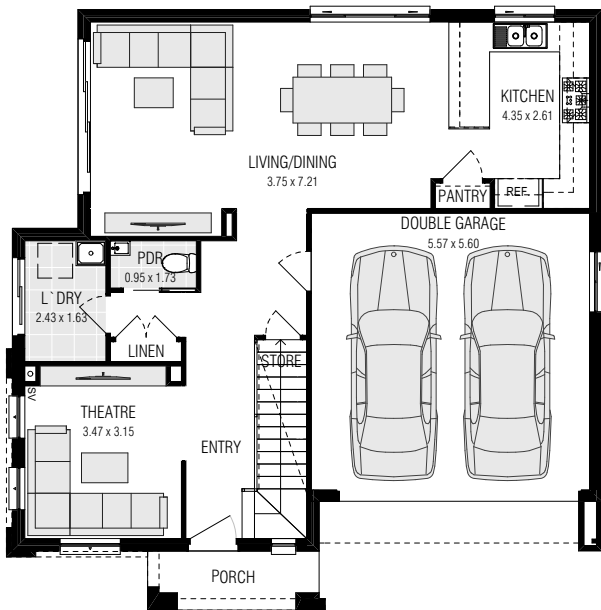
PREMIUM UPGRADES

Up to \$51,650 in Value\*

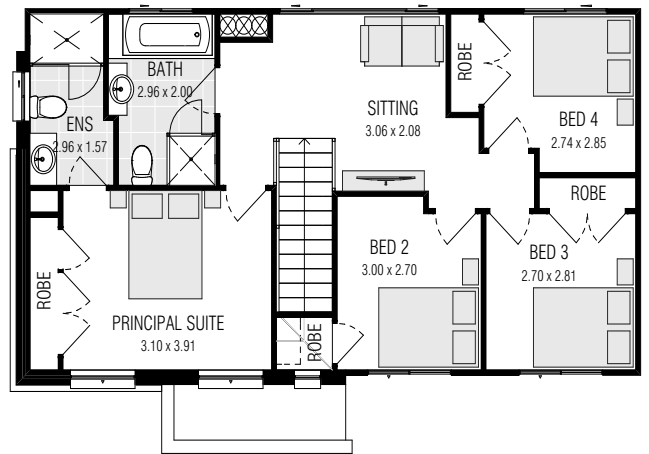
\*Offer provides for the "Living Inclusions" as listed to all Contract Homes. The "25 Years Premium Upgrades" are only available for home designs listed on the current Firststyle Homes Price List. This offer is subject to the client entering into a Building agreement within the specified period stated in their Firststyle Homes Quotation. Offer applies to single dwelling, contract homes to standard Firststyle design. 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. This offer is not available in conjunction with any other offer and is only available to clients requesting a Quotation from 1 December 2022. B.L. 113412C



7,910  
2,696



10,890  
6,490



11,700

## FINNHORSE 21.3 (MOD) (Dual Living - 2 Bed)

FRONTAGE REQUIRED (MINIMUM): 13.72m  
HOUSE SIZE: 267.80 m<sup>2</sup>  
SQUARES: 28.8sq  
DATE: 2/12/2022

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. 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	83.73	Ground Floor	68.46
First Floor	74.93	Porch	2.62
Garage	33.93	Totals	196.72 m <sup>2</sup>
Porch	4.13	Total:	71.08 m <sup>2</sup>
Totals	196.72 m <sup>2</sup>		

CLIENT INITIALS.....