



ARTIST IMPRESSION ONLY. CLASSIC FACADE AS ILLUSTRATED.

FINNHORSE MOD DL 28.8

LAND SIZE: 485.8m² | HOUSE SIZE: 267.80m² | SQUARES: 28.8 Sq

\$1,489,900

**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 if available
 - ✓ 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
 - ✓ Westinghouse Appliances
 - ✓ Alarm System
 - ✓ 10 LED Downlights
 - ✓ Fully Ducted Day/Night Air Conditioning
 - ✓ 25 Years Premium Upgrades*
- (Ammended to suit)

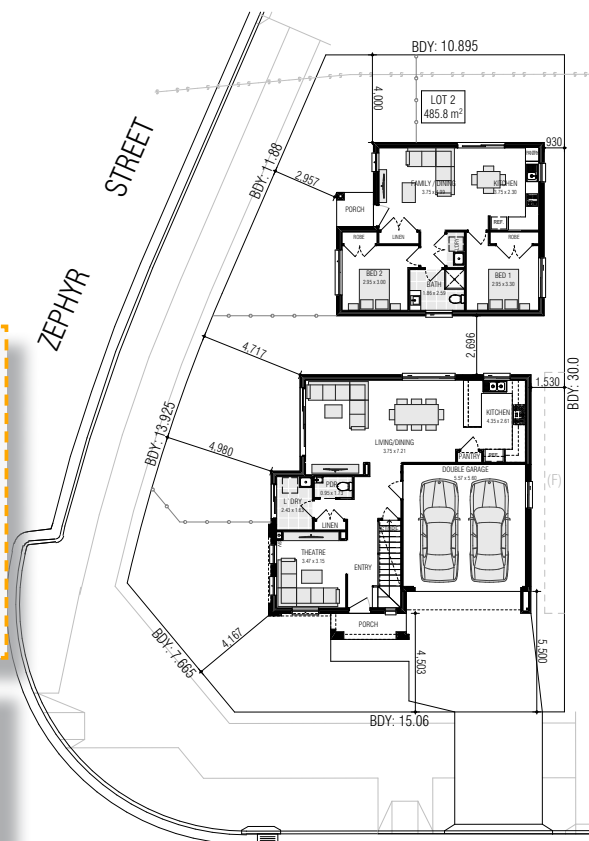
* DUAL LIVING INCLUSIONS:

- ✓ 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

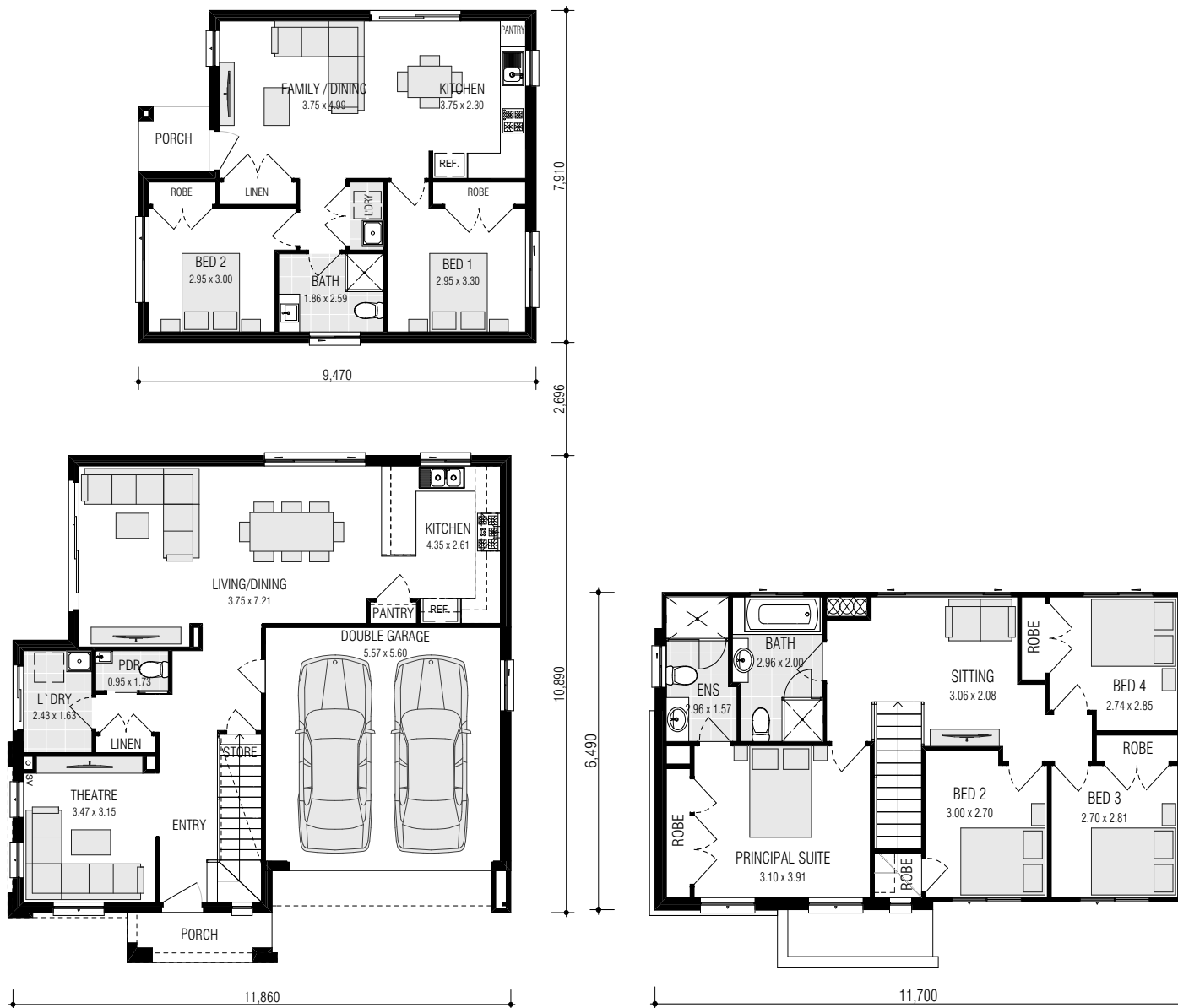
CLIENT INITIALS.....



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



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

FRONTAGE REQUIRED (MINIMUM): 13.72m
 HOUSE SIZE: 267.80 m²
 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	
First Floor	83.73	Ground Floor	68.46
Garage	33.93	Porch	2.62
Totals	196.72 m ²	Total:	71.08 m ²

CLIENT INITIALS.....