

# PREMIUM COLLECTION

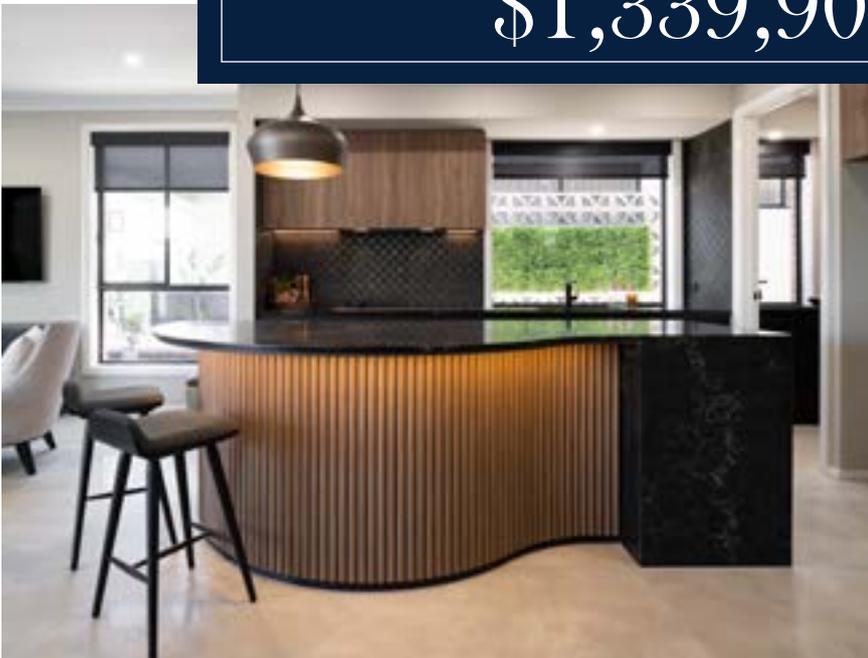
FIXED DESIGN - PAY ON COMPLETION\*



LOT 20 DAGOSTINO STREET, AUSTRAL NSW

Seymour Facade

## \$1,339,900



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AGENT NAME  
Ph: XXXX XXXX  
E: \_\_\_\_\_@firststyle.com.au

DISPLAY CENTER NAME  
Insert Address Here

# Premium Upgrade Package

## EMERALD 31.0 ZL

LAND SIZE: 364.2m<sup>2</sup> | HOUSE SIZE: 291.75m<sup>2</sup> | SQUARES: 31.0Sq



### Kitchen Upgrades

- 900mm Westinghouse Electric Oven and Gas Cooktop
- Polyurathane - V Groove Profile Kitchen
- Increase Overhead Cupboards
- Water point to Fridge Space (for future connection by client)
- 40mm upgraded Stone benchtop to kitchen
- Waterfall ends to Island Bench
- Undermount Kitchen Sink
- Sharknose and fingerpull profile to kitchen cupboards
- Integrated Rangehood

### Internal Upgrades

- 2.59m Ceilings (Ground Floor Only)
- Selected Glazed porcelain tiles and Carpet throughout
- 20 Downlights
- Half Splayed Skirting and Architraves
- Alarm System
- Staircase Upgrade (design specific)
- Mirror Sliding Robe Doors
- Internal Door Upgrades
- Fully Ducted Air-conditioning
- Insulation to Ceiling & Walls (Except Garage)
- Natural gas package incl. Instantaneous HWS

### External Upgrades

- 6.6kw Solar Panel System
- Gainsborough Trilock Omni Allure Double Cylinder - Brushed SS Finish to Front Entry door
- Flyscreens to all openable windows
- T2 Termite Treated Frame
- Perimeter Termite Protection
- Fixed price site costs & BASIX
- Colour on concrete Driveway and Path to porch
- Remote Control Sectional Garage Door
- Roof sarking & Whirly birds
- Gas point to alfresco
- 3.5Kw Solar Panel System including 8 Panels and 3Kw Invertor

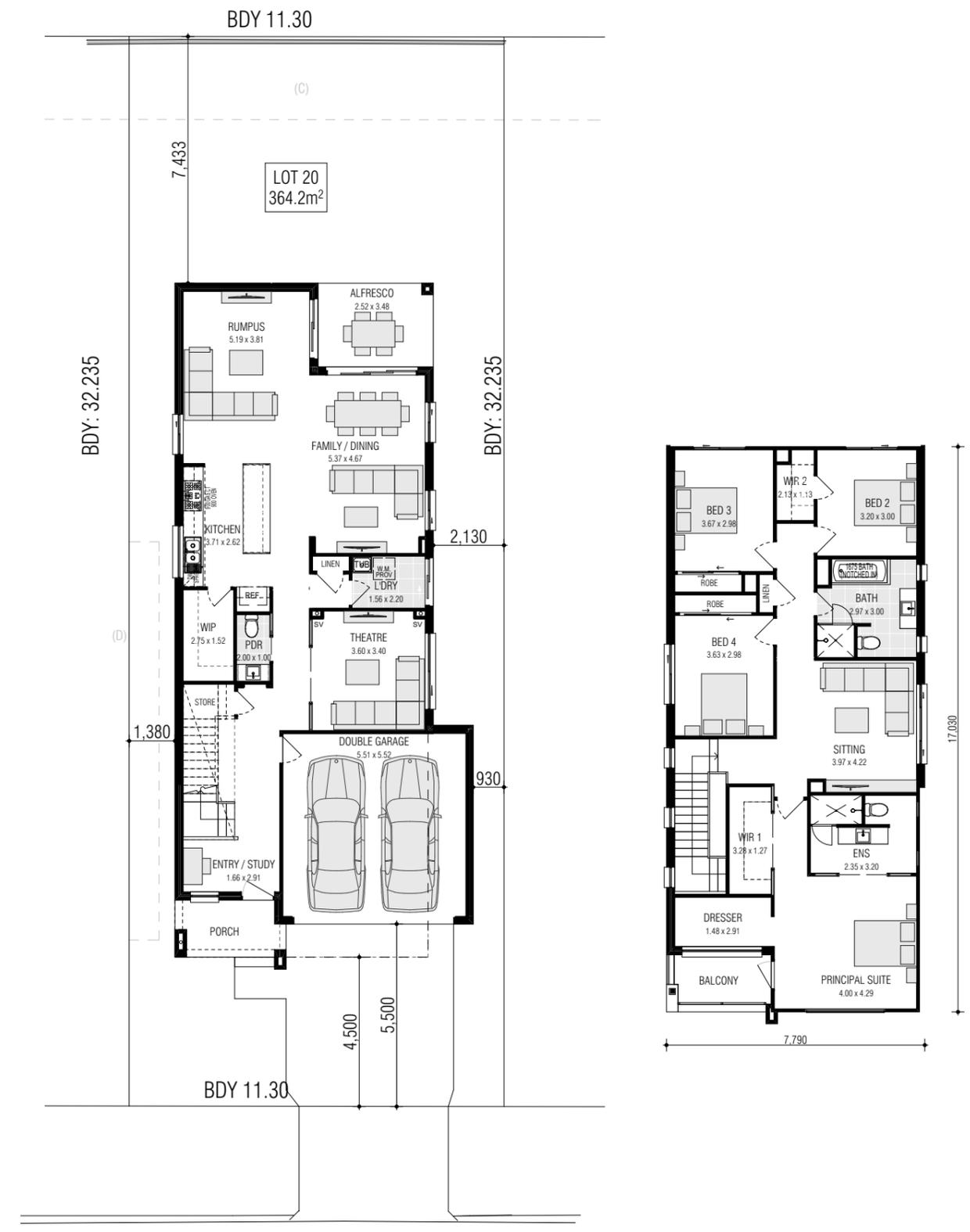
### Laundry Upgrades

- Laminate 1.2m laundry fitout with drop in tub & flex tap

### Bathroom Upgrades

- Full height Tiling to Master Ensuite & Bathroom
- Freestanding Bath
- Upgrade to Limni Toilet
- Vanity Upgrades (Myall with Finger pull)
- Timber look laminate (woodmatt) Vanities
- Caroma Luna Inset Basin with Taphole
- Eco Dual Shower (98750)
- Mirage Shower Screens
- Tiled Niches

**One contract, Pay on Completion\***



NOTE: Photographs are shown for illustrative purposes and may differ to products provided, including but not limited to colours, finishes and layout.

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

# Display Home LOCATIONS

## 1. LEPPINGTON

### HOMEWORLD LEPPINGTON

67 Berkshire Circuit Leppington NSW 2179

PH: 9606 4175 E: emeraldhills@firststyle.com.au

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

## 2. ORAN PARK

### ORAN PARK TOWN

6 Webber Loop Oran Park NSW 2570

PH: 9043 5890 E: oranpark@firststyle.com.au

ON DISPLAY: Fitzroy, Montebello, Burnley (Dual Living)

## 3. MARSDEN PARK

### HOMEWORLD MARSDEN PARK

27 Ellison Street Marsden Park NSW 2765

PH: 8630 0429 E: marsdenpark@firststyle.com.au

ON DISPLAY: Norwood & Montara

## 4. BOX HILL

### HOMEWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

PH: 8630 2020 E: boxhill@firststyle.com.au

ON DISPLAY: Grantham, Avoca & Clovelly

## 5. LEPPINGTON

### LEPPINGTON LIVING

37 Moon Street Leppington NSW 2179

PH: 9608 9777 E: leppington@firststyle.com.au

ON DISPLAY: Paddington & Belrose

## 6. WARNERVALE

### HOMEWORLD WARNERVALE

44 Virginia Road, Warnervale 2259

PH: 9138 7753 E: warnervale@firststyle.com.au

ON DISPLAY: Hamlyn & Warner

## 7. COBBITTY

### COBBITTY

18 Rock Fern Avenue, Cobbitty

ON DISPLAY: Waterhouse, Sorento & Waverly (Dual Living)



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