



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

DISPLAY CENTER NAME Insert Address Here



CUSTOM DUAL OCC 43.3

LAND SIZE: 505.8m² | HOUSE SIZE: 402.91m² | SQUARES: 43.3 Sq

\$1,789,900

CUSTOM FACADE INCLUDED

INCLUDED BOTH HOUSES

✓ Lapped and Capped Timber Fence

to Side & Rear plus One Gate

Turf to front, back and side Washed pebbles along the garage

✓ side only Firstyle standard blinds to all

clear windows
Fly Screens to all opening

Letterbox

✓ windows and doors

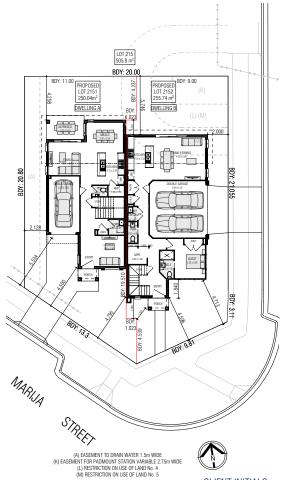
Planting as required

LOT 215 MARIJA STREET - AUSTRAL

INCLUSIONS:

- ✓ Duplex Design with 3 & 4 Bedrooms with Single/Double Locked-up Garage
- ✓ 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* (ammended to suit)

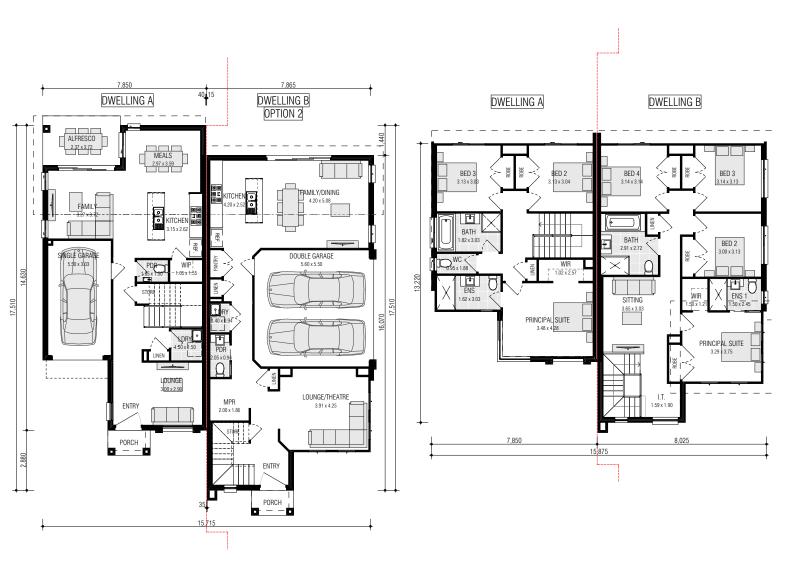
ARTIST IMPRESSION ONLY. CUSTOM FACADE AS ILLUSTRATED.



Subject to Estate Guidelines

CLIENT INITIALS.....





CUSTOM DUEL OCC 43.3

FRONTAGE REQUIRED (MINIMUM):

18.81m 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 Function of Purchases are advised to refer to the Land Contract Andrew Squares:

402.91 m² and/or Builders Tender and Contract for precise dimensions, specifications and inclusions. Function of Purchases are advised to refer to the Land Contract Function of Purchases are advised to refer to

Dwelling A			
Gross Areas		Dwelling B	
Ground Floo	r 77.81	Gross Areas	
First Floor	73.28	Ground Floor	89.08
Garage	18.79	First Floor	98.22
Porch	2.44	Garage	32.03
Alfresco		Porch	2.44
Total: 181.14 m ²		Total: 221.77 m ²	