



ARTIST IMPRESSION ONLY.

# \$1,079,900

**FIXED PRICE**  
House and land Package

**LOT 217 LAPPIATT CIRCUIT- APPIN**

LAND SIZE: 454.7m<sup>2</sup> | HOUSE SIZE: 196.45m<sup>2</sup> | SQUARES: 21.2 Sq

## LYNBROOK 21.2 DUAL LIVING | VERTEX MKII FACADE

### INCLUSIONS:

- Tiling to Porch Entry, Kitchen, Living/Dining, & Alfresco
- Carpet to Theatre & Bedrooms
- Electrical Package inc. Electric Hot Water Storage System
- 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
- 15 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 3.5kW Solar Panel System & 5kW Battery

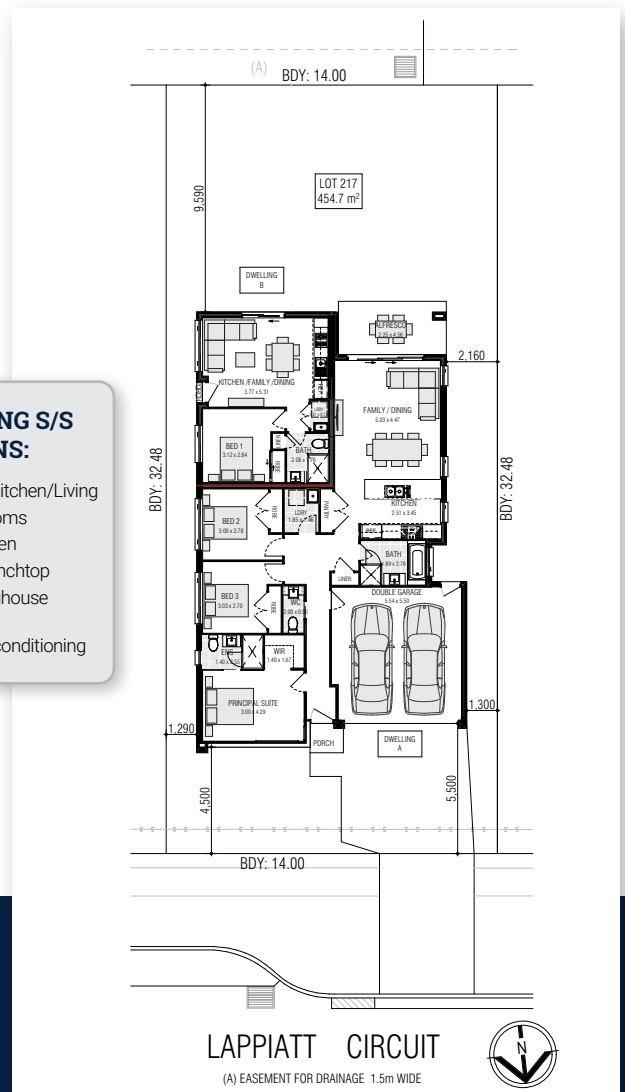
**Style.** PREMIUM UPGRADES

4 3 2

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

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

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**

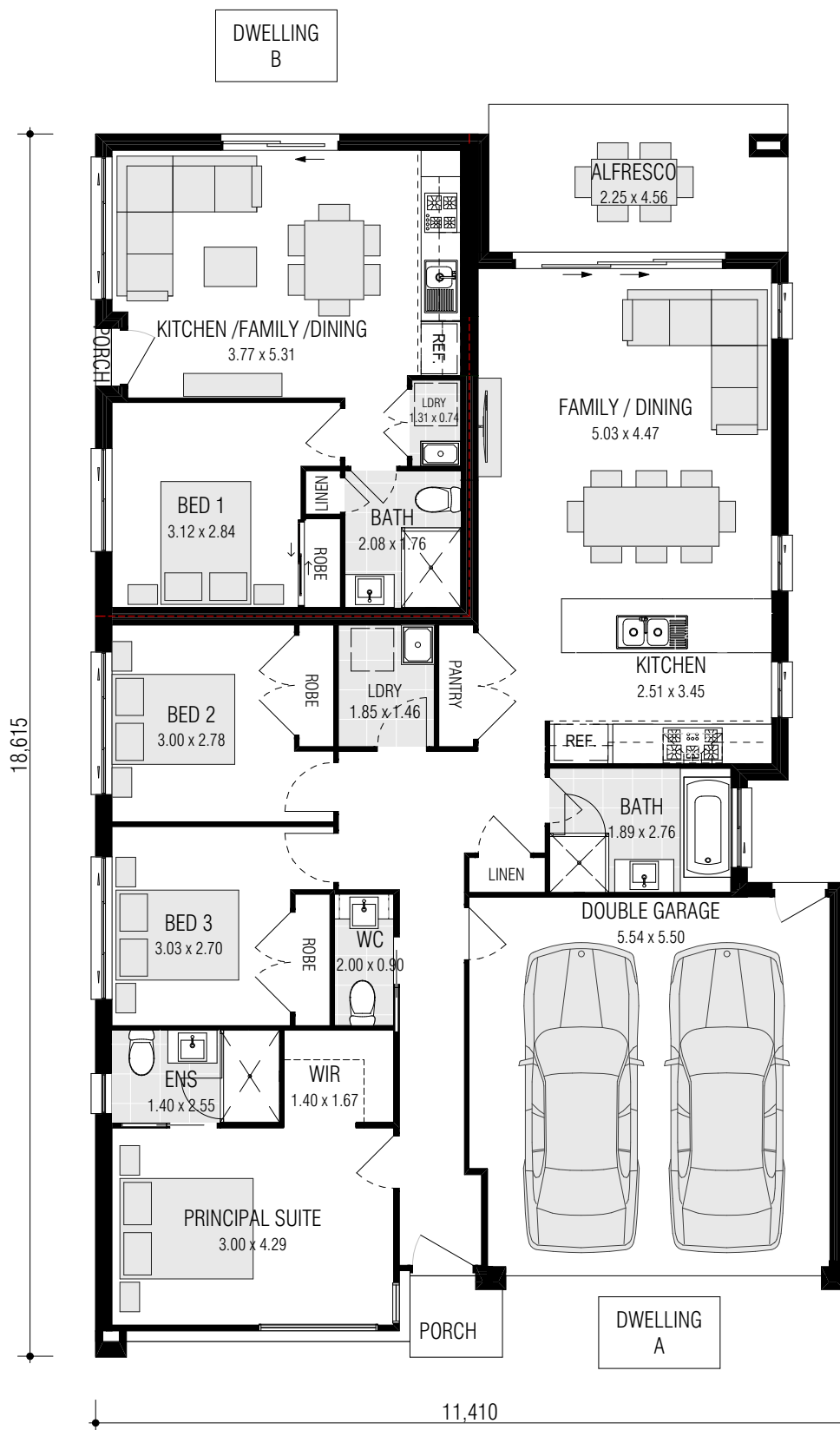
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**DISPLAY NAME**

Display Address here





## LYNBROOK 21.2 (DUAL LIVING)

FRONTAGE REQUIRED (MINIMUM): 12.41m  
HOUSE SIZE: 106.45m<sup>2</sup>

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

CLIENT INITIALS.....	
Gross Areas	
Ground Floor	109.00
Granny Flat	42.36
Garage	32.87
Alfresco	10.26