



**\$939,900**

## LOT 217 LIPPIATT CIRCUIT - APPIN

LAND SIZE: 454.7m<sup>2</sup> | HOUSE SIZE: 164.43m<sup>2</sup> | SQUARES: 17.7 Sq

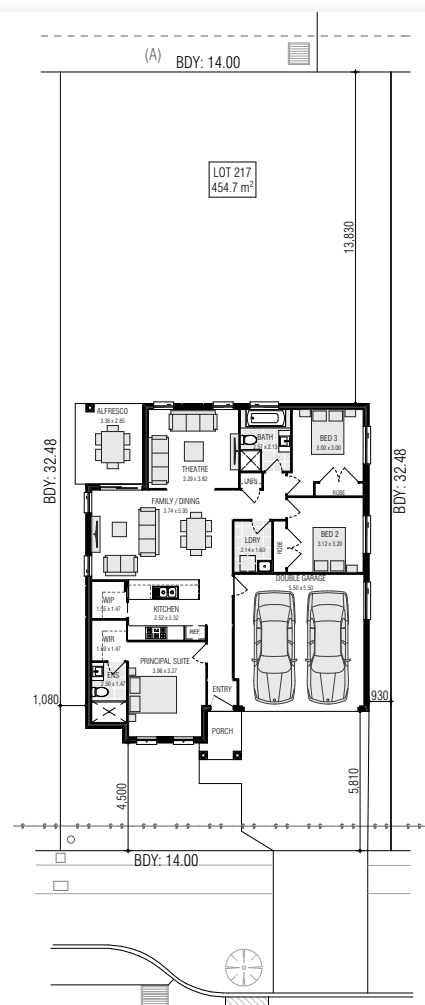
**INCLUSIONS:**

- Tiling to Porch Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Theatre & Bedrooms
- Gas package incl. Instantaneous HWS (if available)
- 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

3  2  2 

*House and Land Packages are subject to the client entering into a Building agreement within the specified period stated in their Firstyle Homes Quotation. All prices are GST inclusive. Firstyle 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*



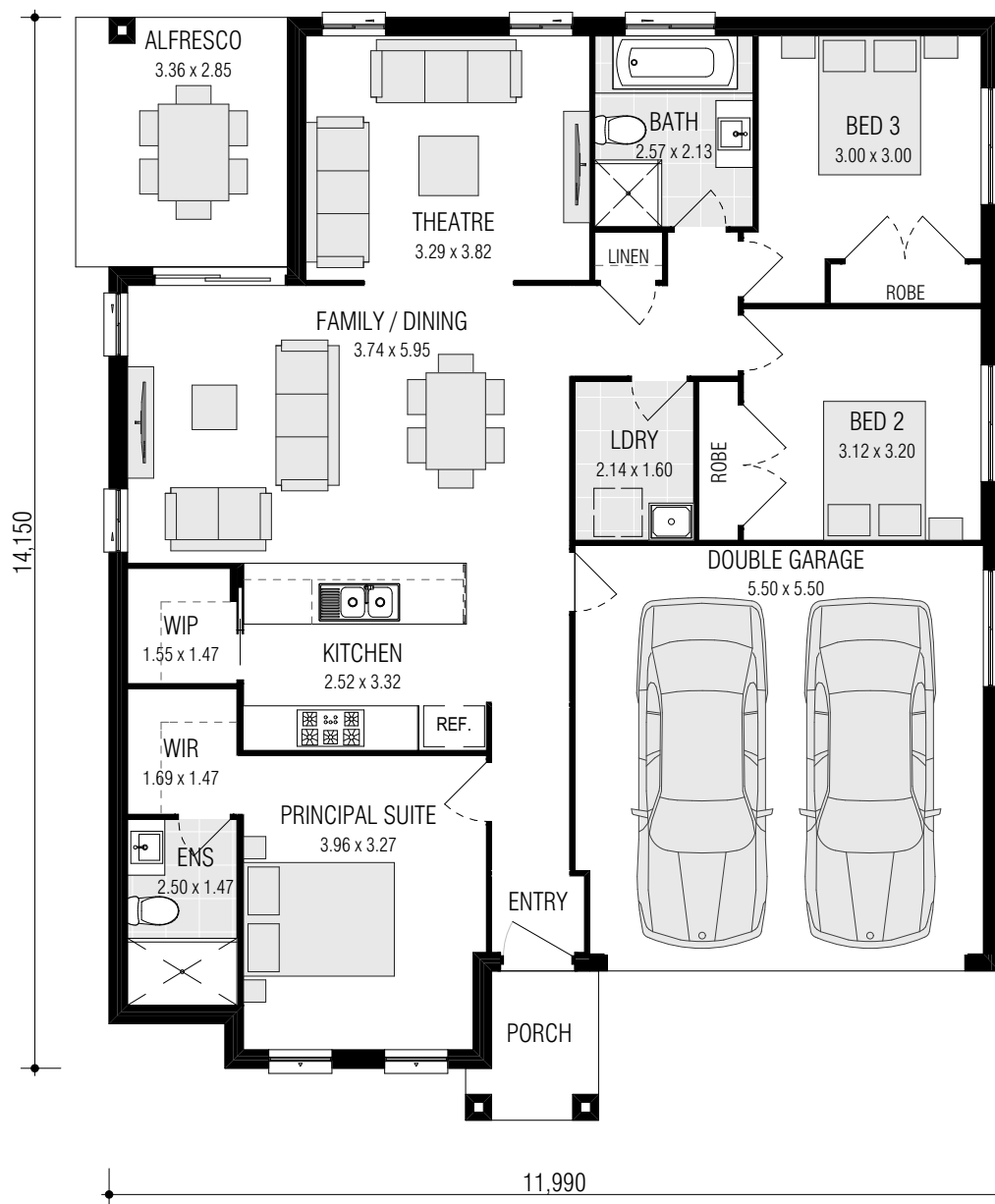
LAPPIATT CIRCUIT



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**DISPLAY NAME**  
Display Address here





## CLARKSON 17.7

FRONTAGE REQUIRED (MINIMUM): 13.85m  
 HOUSE SIZE: 164.43 m<sup>2</sup>  
 SQUARES: 17.7sq  
 DATE: 3/07/2025

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

| Gross Areas  |                       |
|--------------|-----------------------|
| Ground Floor | 119.20                |
| Garage       | 32.51                 |
| Alfresco     | 9.58                  |
| Porch        | 3.14                  |
| Totals       | 164.43 m <sup>2</sup> |

CLIENT INITIALS.....