



**\$1,039,900**

ARTIST IMPRESSION ONLY.

**FIXED PRICE**  
House and land Package

**LOT 218 PROPOSED ROAD 007 - APPIN**  
LAND SIZE: 454.7m<sup>2</sup> | HOUSE SIZE: 208.82m<sup>2</sup> | SQUARES: 22.5 Sq

**CLOVELLY 22.5 | STRATTON FACADE**

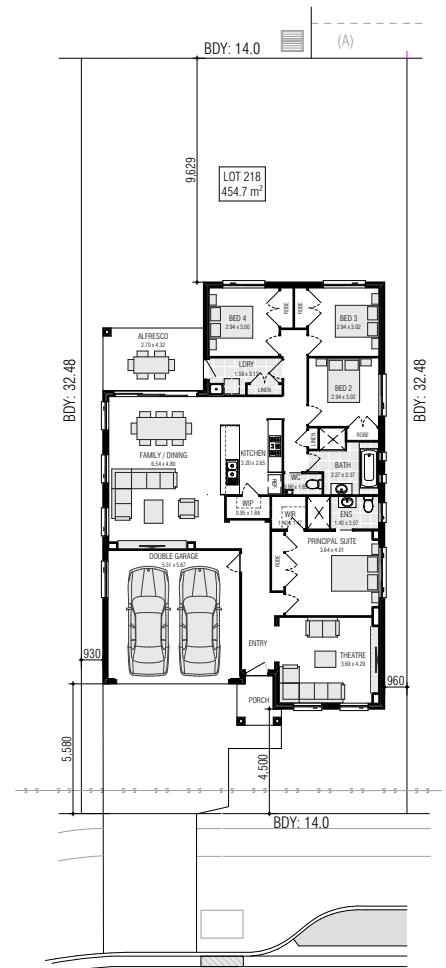
**INCLUSIONS:**

- Tiling to Porch Entry, Kitchen, Family/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
- 10 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 3.5kW Solar Panel System

**25 YEARS PREMIUM UPGRADES**

4 2 2

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

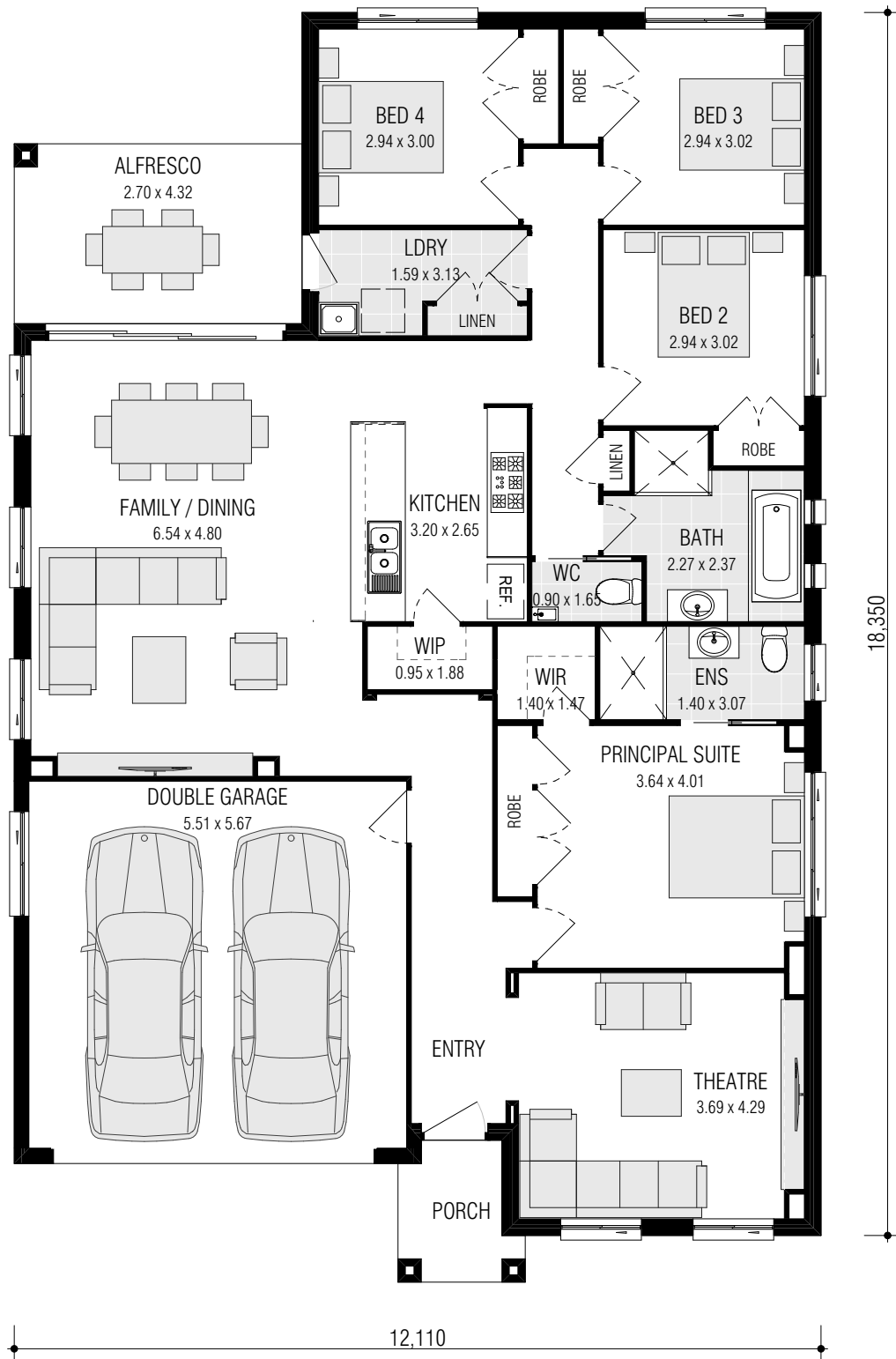


**PROPOSED ROAD 007**

(A) EASEMENT FOR DRAINAGE 1.5m WIDE



**AGENT NAME**  
M: XXXX XXX XXX | Ph: XXXX XXXX  
E: \_\_\_\_\_@firststyle.com.au  
**DISPLAY NAME**  
Display Address here



## CLOVELLY 22.5

FRONTAGE REQUIRED (MINIMUM): 13.97m  
 HOUSE SIZE: 208.82 m<sup>2</sup>  
 SQUARES: 22.5sq  
 DATE: 1/06/2023

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	159.82
Garage	33.89
Alfresco	11.66
Porch	3.45
<b>Totals</b>	<b>208.82 m<sup>2</sup></b>

CLIENT INITIALS.....