

# PREMIUM COLLECTION

FIXED DESIGN - PAY ON COMPLETION\*



Palisade Facade  
(Modified to suit)

LOT 2247 BAR STREET, BOX HILL NSW

**\$1,752,900**



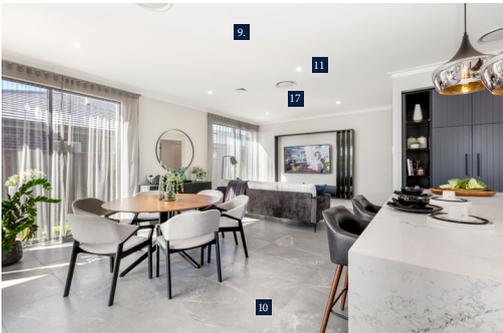
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AGENT NAME  
Ph: XXXX XXXX  
E: \_\_\_\_\_@firststyle.com.au

DISPLAY CENTER NAME  
Insert Address Here

# Premium Upgrade Package



## Kitchen Upgrades

1. 900mm Westinghouse Electric Oven and Gas Cooktop
2. Polyurathane - Shaker Profile Kitchen
3. Increase Overhead Cupboards
4. Water point to Fridge Space (for future connection by client)
5. 40mm Upgraded Stone benchtop to kitchen
6. Undermount Kitchen Sink
7. Feature handle to base and overhead cupboards
8. Integrated Rangehood

## Internal Upgrades

9. 2.59m Ceilings (Ground Floor Only)
10. Selected Glazed porcelain tiles and Carpet throughout
11. 20 Downlights
12. Half Splayed Skirting and Architraves
13. Alarm System
14. Staircase Upgrade (design specific)
15. Mirror Sliding Robe Doors
16. Internal Door Upgrades
17. Fully Ducted Air-conditioning
18. Insulation to Ceiling & Walls (Except Garage)
19. Natural gas package incl. Instantaneous HWS

## External Upgrades

20. 6.6kw Solar Panel system
21. Gainsborough Trilock Omni Allure Double Cylinder - Brushed SS Finish to Front Entry door
22. Flyscreens to all openable windows
23. T2 Termite Treated Frame
24. Perimeter Termite Protection
25. Fixed price site costs & BASIX
26. Colour on concrete Driveway and Path to porch
27. Remote Control Sectional Garage Door
28. Roof sarking & Whirly birds
29. Gas point to alfresco

## Laundry Upgrades

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

## Bathroom Upgrades

31. Full height Tiling to Master Ensuite & Bathroom
32. Freestanding Bath
33. Upgrade to Limni Toilet
34. Vanity Upgrades (Myall with Finger pull)
35. Timber look laminate (woodmatt) Vanities
36. Caroma Luna Inset Basin with Taphole
37. Eco Dual Shower (98750)
38. Mirage Shower Screens
39. 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.

# BELROSE 33.1 Distinct

LAND SIZE: 375m<sup>2</sup> | HOUSE SIZE: 311.99m<sup>2</sup> | SQUARES: 33.5Sq



# 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

MAITLAND

MEDOWBANK

NEWCASTLE

## 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

WYONG

GOSFORD

## 5. LEPPINGTON

### LEPPINGTON LIVING

37 Moon Street Leppington NSW 2179

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

ON DISPLAY: Paddington & Belrose

PENRITH

SYDNEY

LIVERPOOL

CAMPBELLTOWN

## 6. WARNERVALE

### HOMEWORLD WARNERVALE

44 Virginia Road, Warnervale 2259

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

ON DISPLAY: Hamlyn & Warner

MITTAGONG

WOLLONGONG

## 7. COBBITTY

### COBBITTY

18 Rock Fern Avenue, Cobbitty

PH: 7813 5306 E: cobbitty@firststyle.com.au

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



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