

PREMIUM COLLECTION

FIXED DESIGN - PAY ON COMPLETION*



LOT 2278 BAT STREET, BOX HILL NSW

\$1,499,900

Newstead Facade



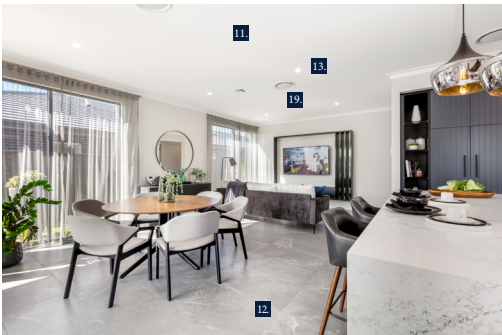
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FIRSTYLE
HOMES

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E: _____@firststyle.com.au

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Premium Upgrade Package



NOTE: Photographs are shown for illustrative purposes and may differ to products provided, including but not limited to colours, finishes and layout.

Kitchen Upgrades

1. 900mm Westinghouse Electric Oven and Gas Cooktop
2. Polyurathane - V-Groove 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. Waterfall ends to Island Bench
7. Undermount Kitchen Sink
8. Shark nose in lieu of handles to base cupboards
9. Integrated Rangehood
10. Finger pull overhead cupboards

Internal Upgrades

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

External Upgrades

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

Laundry Upgrades

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

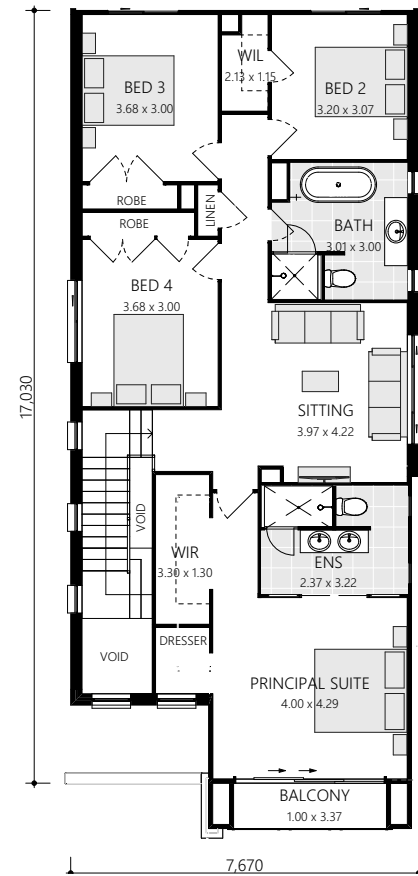
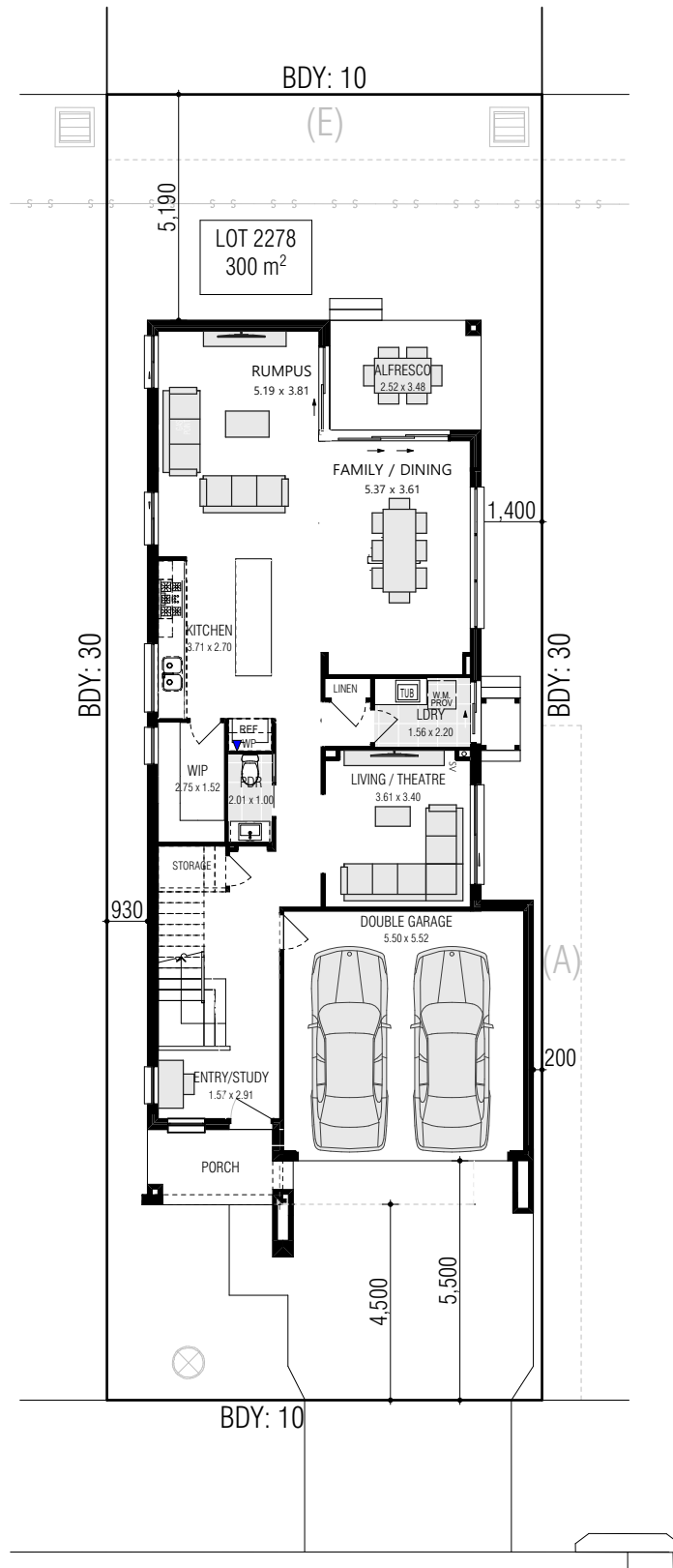
Bathroom Upgrades

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

One contract, Pay on Completion*

EMERALD 31.0 Distinct

LAND SIZE: 300m² | HOUSE SIZE: 269.23m² | SQUARES: 30.05sq



Display Home LOCATIONS

1. LEPPINGTON

HOMEWORLD LEPPINGTON

17 Berkshire Circuit, Leppington NSW 2179

PH: 9606 4175 E: emeraldhills@firststyle.com.au

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

2. LEPPINGTON

LEPPINGTON LIVING

37 Moon Street, Leppington NSW 2179

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

ON DISPLAY: Paddington & Belrose

3. WILTON

WILTON GREENS

4 Hepper Parkway, Wilton NSW 2571

PH: 9043 5890 E: wilton@firststyle.com.au

ON DISPLAY: Portofino, Evendale & Clarkson

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

6. AUSTRAL

14 Harrismith Cres, Austral 2179

COMING SOON: OPENING JUL 2025

7. MENANGLE PARK

9 Subzero Crescent, Menangle Park NSW 2563

COMING SOON: OPENING AUG 2025

5. WARNERVALE

HOMEWORLD WARNERVALE

44 Turret Circuit, Warnervale 2259

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

ON DISPLAY: Portofino & Albury



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