



**\$1,242,900**

**FIXED PRICE**  
House and land Package

**LOT 2420 PROPOSED ROAD 1 - APPIN**

LAND SIZE: 411.2m<sup>2</sup> | HOUSE SIZE: 236.41m<sup>2</sup> | SQUARES: 25.4Sq

## AMIRA 25.4 DISTINCT MOD | BALLINA FACADE

SUBJECT TO DRP GUIDELINES

### INCLUSIONS:

- Tiling to Porch, Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Living & Bedrooms
- Electrical Package incl. 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 2 2

Figtree Hill

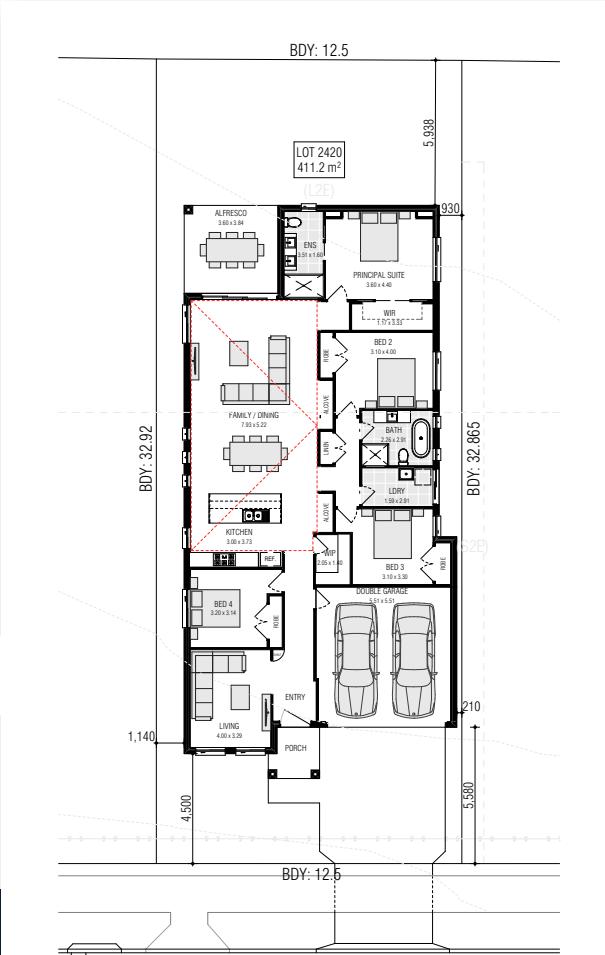
House and Land Packages are subject to the client entering into a Building agreement within the specified period stated in their Firststyle Homes Quotation. All prices are GST inclusive. Firststyle Homes reserves the right to change prices without notice. Items shown are indicative only and are not redeemable 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

M: XXXX XXX XXX | Ph: XXXX XXXX  
E: \_\_\_\_\_@firststyle.com.au

DISPLAY NAME

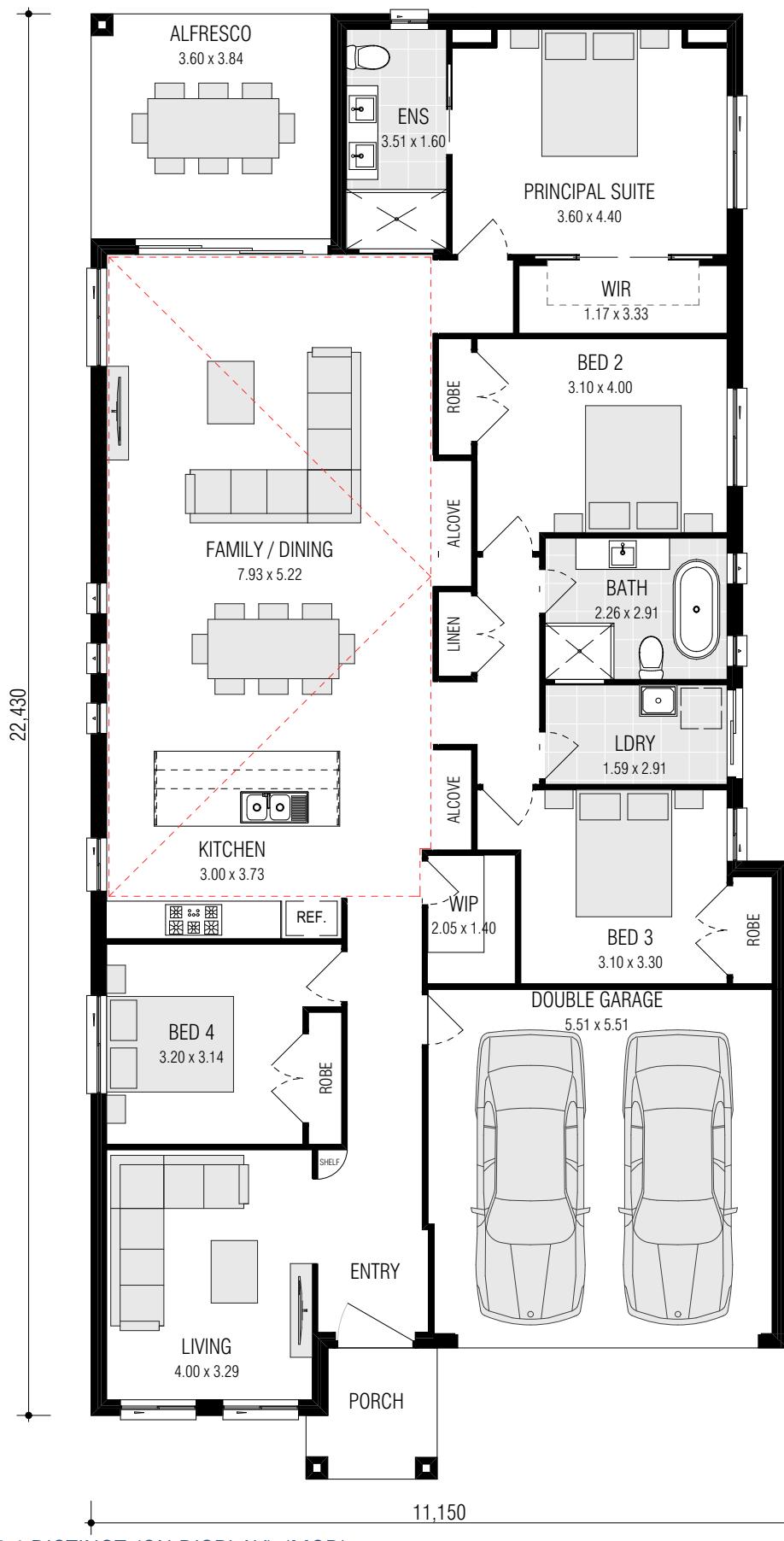
Display Address here



PROPOSED ROAD 1

(L2E) RESTRICTION ON THE USE OF LAND (BAL)  
(S2E) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE





## AMIRA 25.4 DISTINCT (ON DISPLAY) (MOD)

FRONTRAGE REQUIRED (MINIMUM): 13.01m  
 HOUSE SIZE: 236.41 m<sup>2</sup>  
 SQUARES: 25.4sq  
 DATE: 22/12/2025

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	185.70
Garage	32.86
Alfresco	13.82
Porch	4.03
<b>Totals</b>	<b>236.41 m<sup>2</sup></b>

CLIENT INITIALS.....