



\$1,239,900

ARTIST IMPRESSION ONLY.

FIXED PRICE
House and land Package

LOT 2421 PROPOSED ROAD 1 - APPIN
LAND SIZE: 361.2m² | HOUSE SIZE: 287.76m² | SQUARES: 31.0 Sq

EMERALD 31.0 DISTINCT MOD | HAMLET FACADE

SUBJECT TO DRP GUIDELINES

INCLUSIONS:

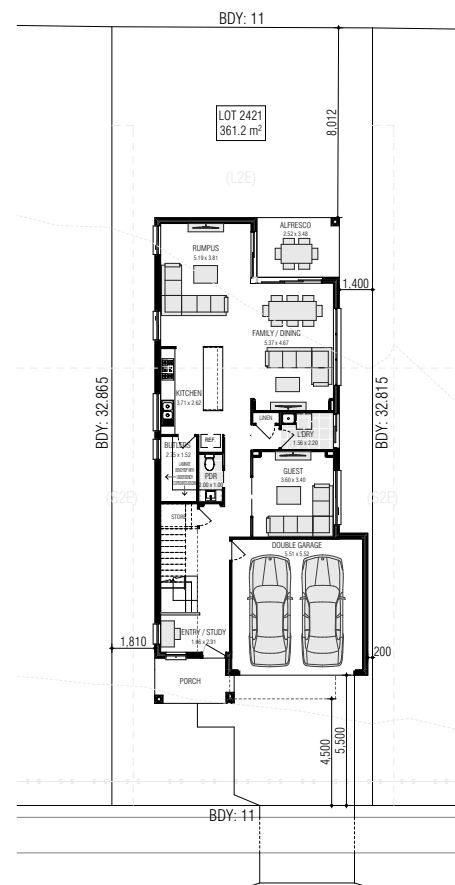
- Tiling to Porch, Entry/Study, Kitchen, Family/Dining, Rumpus & Alfresco
- Carpet to Guest, Stairs, Sitting & Bedrooms
- Electrical Package incl. Electric Hot Water Storage System
- Fixed Site Costs & Basix Requirements
- 2.59m Ceilings (ground floor only)
- T2 Termite Treated Frame & Perimeter Protection
- 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



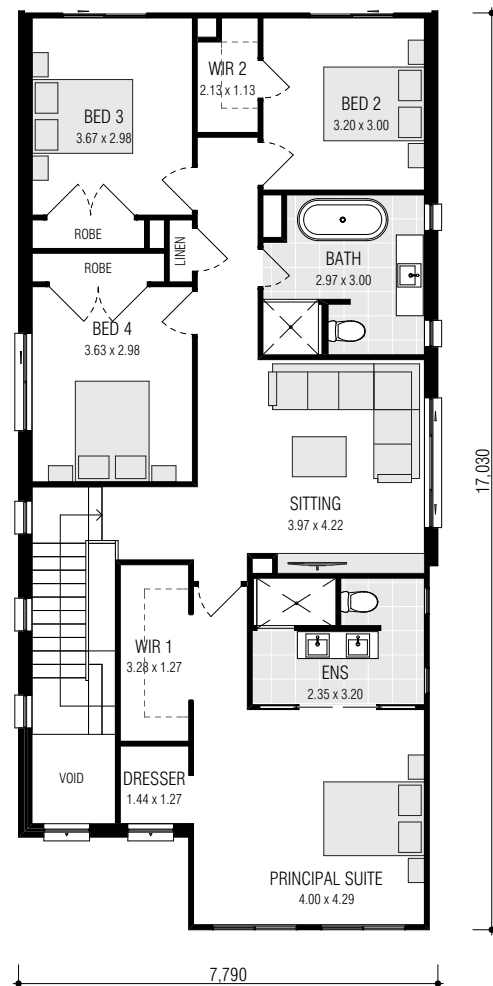
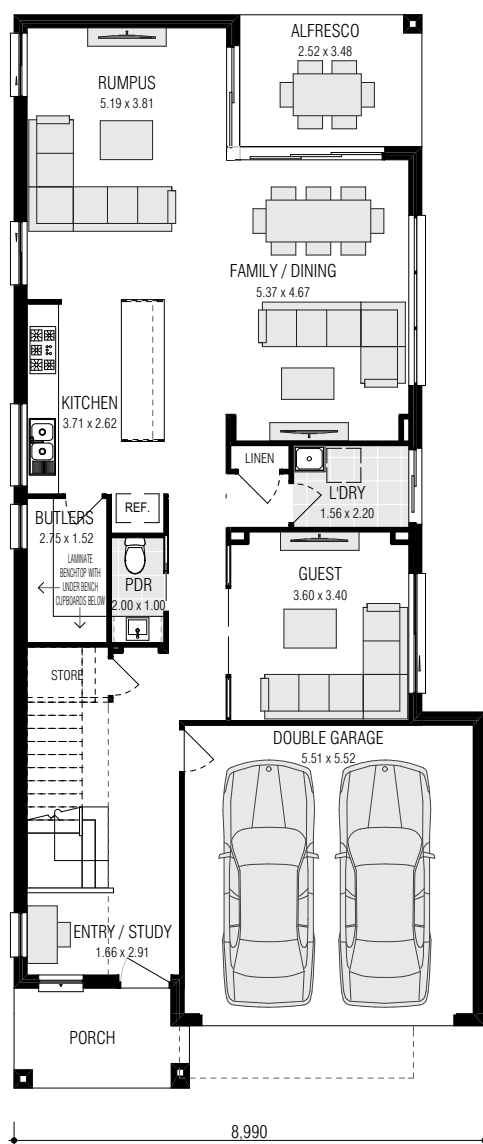
PROPOSED ROAD 1

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



AGENT NAME
M: XXXX XXX XXX | Ph: XXXX XXXX
E: _____@firststyle.com.au

DISPLAY NAME
Display Address here



EMERALD 31.0 (ZL) DISTINCT (MOD)

FRONTAGE REQUIRED (MINIMUM): 10.12m
 HOUSE SIZE: 287.76 m²
 SQUARES: 31.0sq
 DATE: 18/12/2025

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	113.26
First Floor	126.15
Garage	33.43
Alfresco	8.77
Porch	6.15
Totals	287.76 m ²

CLIENT INITIALS.....