



ARTIST IMPRESSION ONLY.

\$1,189,900

FIXED PRICE
House and land Package

LOT 2474 PROPOSED ROAD - APPIN

LAND SIZE: 450.3m² | HOUSE SIZE: 239m² | SQUARES: 25.7sq

FITZROY 25.7 |
MAGNOLIA MK2 FACADE MODIFIED TO SUIT
SUBJECT TO DRP GUIDELINES

INCLUSIONS:

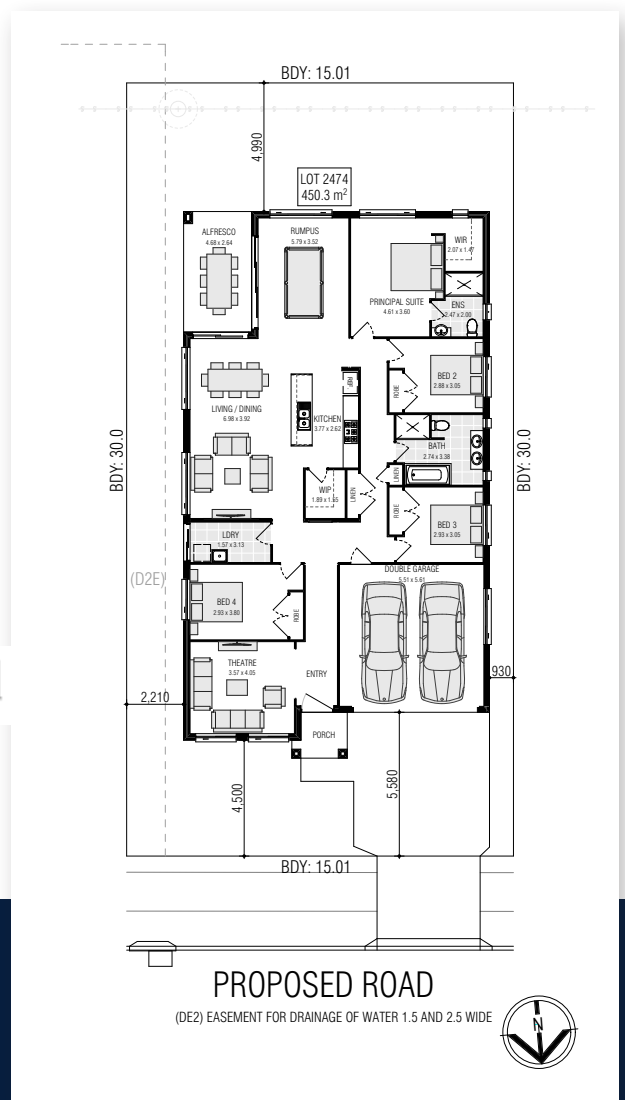
- Tiling to Porch, Entry, Kitchen, Living/Dining, Rumpus & Alfresco
- Carpet to Theatre & Bedrooms
- Electrical Package incl. Electric Hot Water Storage System
- Fixed Site Costs & Basix Requirements
- 2.59m Ceilings (ground floor only)
- T2 Termite Treated Frame & Perimeter Protection
- Coloured concrete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

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



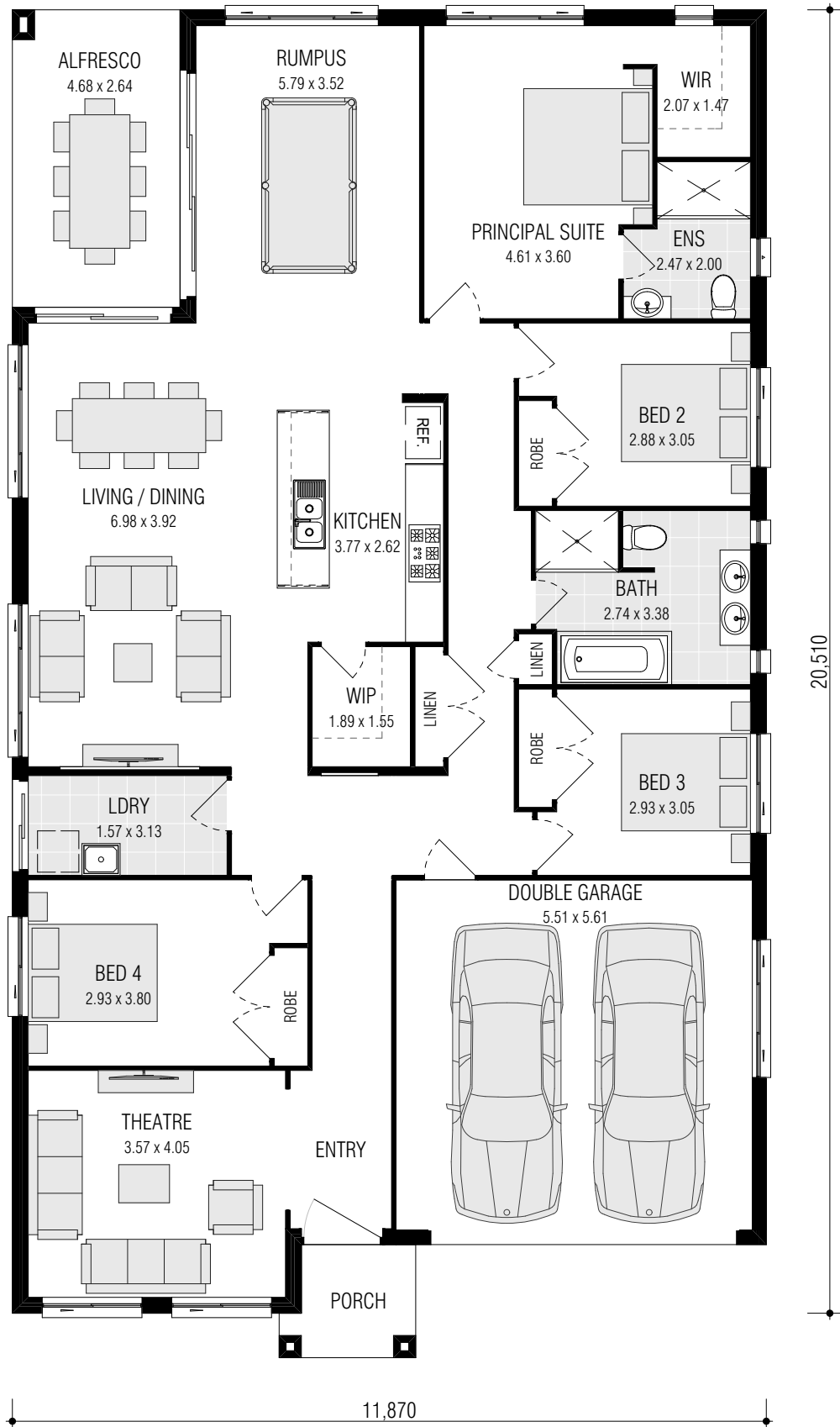
PROPOSED ROAD

(D2E) EASEMENT FOR DRAINAGE OF WATER 1.5 AND 2.5 MIDE



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

DISPLAY NAME
Display Address here



FITZROY 25.7

FRONTAGE REQUIRED (MINIMUM): 13.73m
 HOUSE SIZE: 239.00 m²
 SQUARES: 25.7sq
 DATE: 4/12/2025

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	189.73
Garage	33.46
Alfresco	12.36
Porch	3.45
Totals	239.00 m ²

CLIENT INITIALS.....