



ARTIST IMPRESSION ONLY.

\$1,409,900

FIXED PRICE  
House and land Package

LOT 2474 PROPOSED ROAD - APPIN  
LAND SIZE: 450.3m<sup>2</sup> | HOUSE SIZE: 332.82m<sup>2</sup> | SQUARES: 35.8 Sq

GRANTHAM 35.8 |  
SANTANA FACADE MODIFIED TO SUIT

SUBJECT TO DRP GUIDELINES

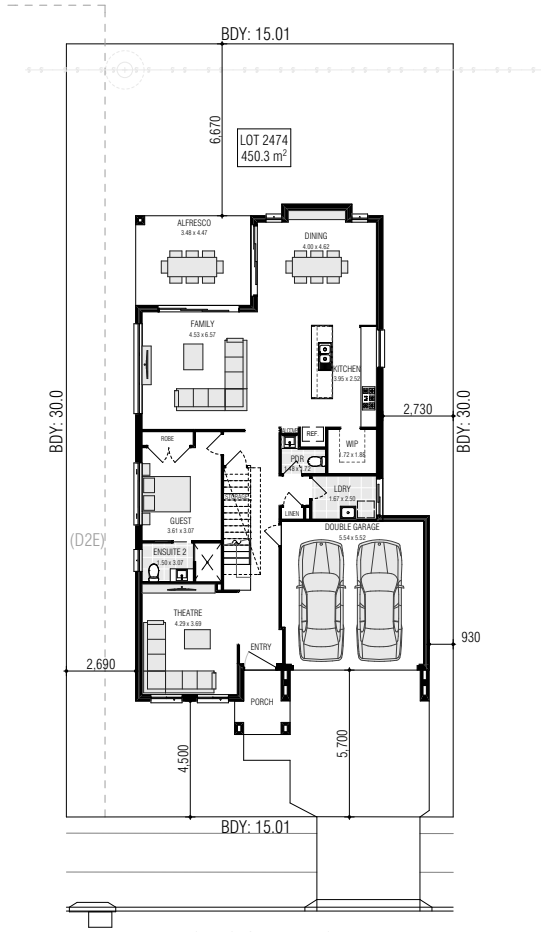
INCLUSIONS:

- Tiling to Porch, Entry, Kitchen, Family, Dining & Alfresco
- Carpet to Thearte, Guest , Stairs, Retreat & 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
- 20 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 6.6kW Solar Panel System & 5kw Battery
- **LUXE PREMIUM UPGRADES**

Figtree Hill

5 3 2

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.L113412C

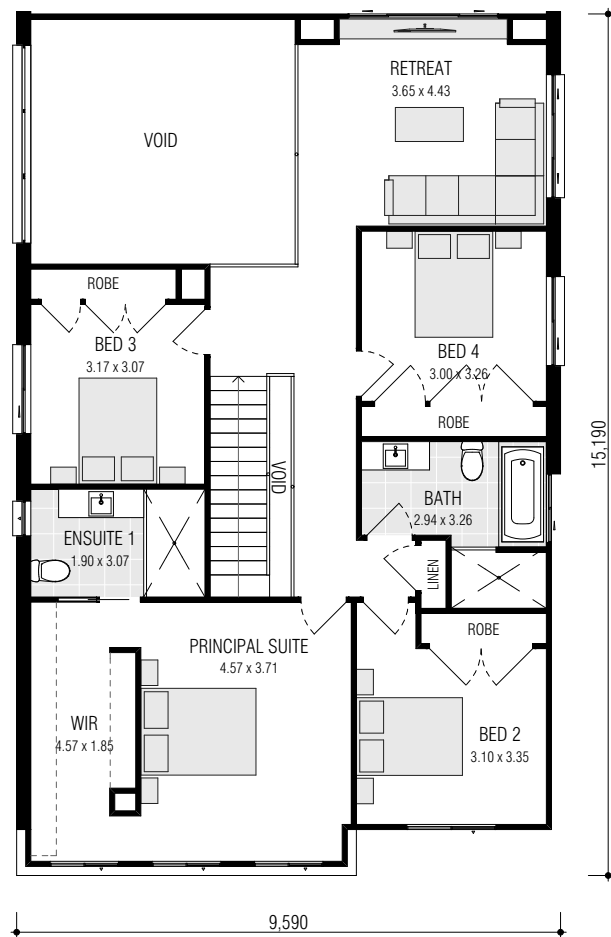
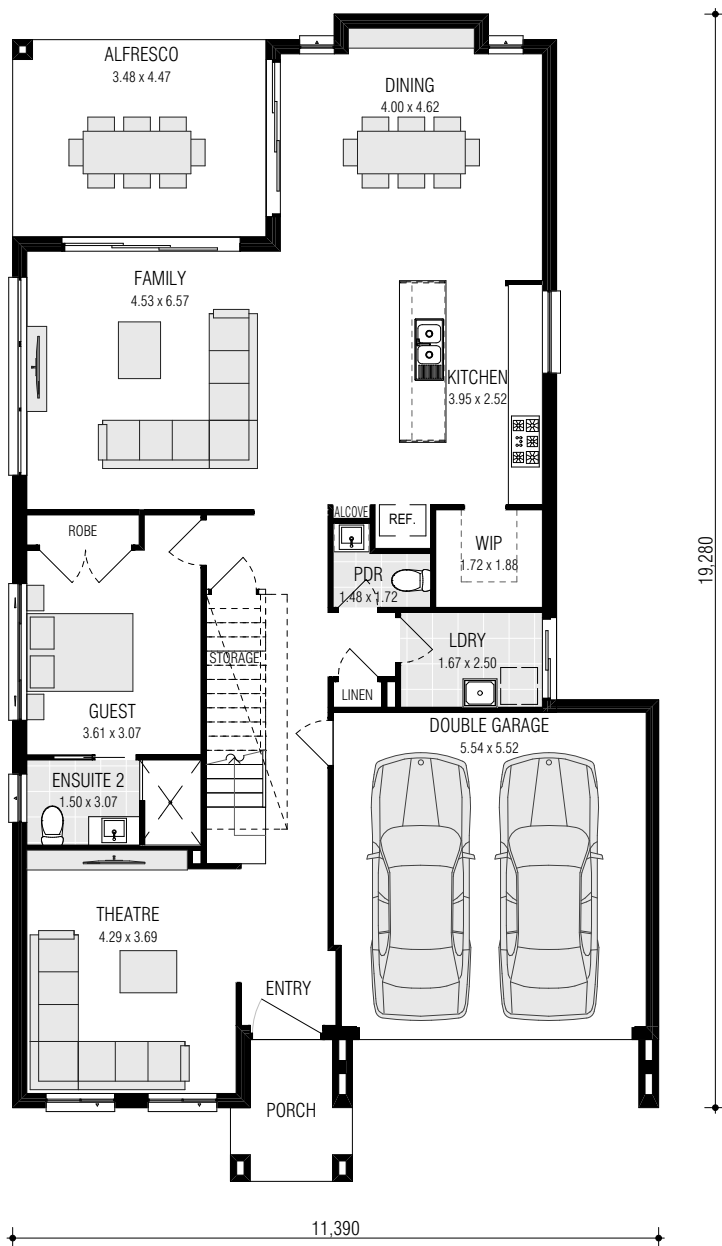


PROPOSED ROAD

(DE2) EASEMENT FOR DRAINAGE OF WATER 1.5 AND 2.5 WIDE



AGENT NAME  
M: XXXX XXX XXX | Ph: XXXX XXXX  
E: \_\_\_\_\_@firststyle.com.au  
DISPLAY NAME  
Display Address here



## GRANTHAM 35.8

FRONTAGE REQUIRED (MINIMUM): 12.52m  
 HOUSE SIZE: 332.82 m<sup>2</sup>  
 SQUARES: 35.8sq  
 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	137.27
First Floor	141.76
Garage	33.28
Alfresco	15.56
Porch	4.95
Totals	332.82 m <sup>2</sup>

CLIENT INITIALS.....