

**LUXE**  
LUXURY UPGRADES INCLUDED



**\$1,325,900**

ARTIST IMPRESSION ONLY.

**FIXED PRICE**  
House and land Package

**LOT 2482 PROPOSED ROAD - APPIN**

LAND SIZE: 379.5m<sup>2</sup> | HOUSE SIZE: 321.26m<sup>2</sup> | SQUARES: 34.6 Sq

## GRANTHAM 34.6 | HARLOW FACADE

SUBJECT TO DRP GUIDELINES

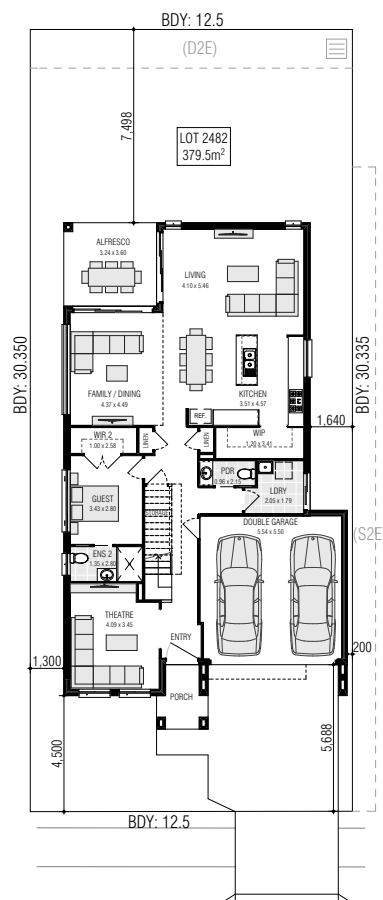
### INCLUSIONS:

- Tiling to Porch, Entry, Kitchen, Family/Dining, Living & 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



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



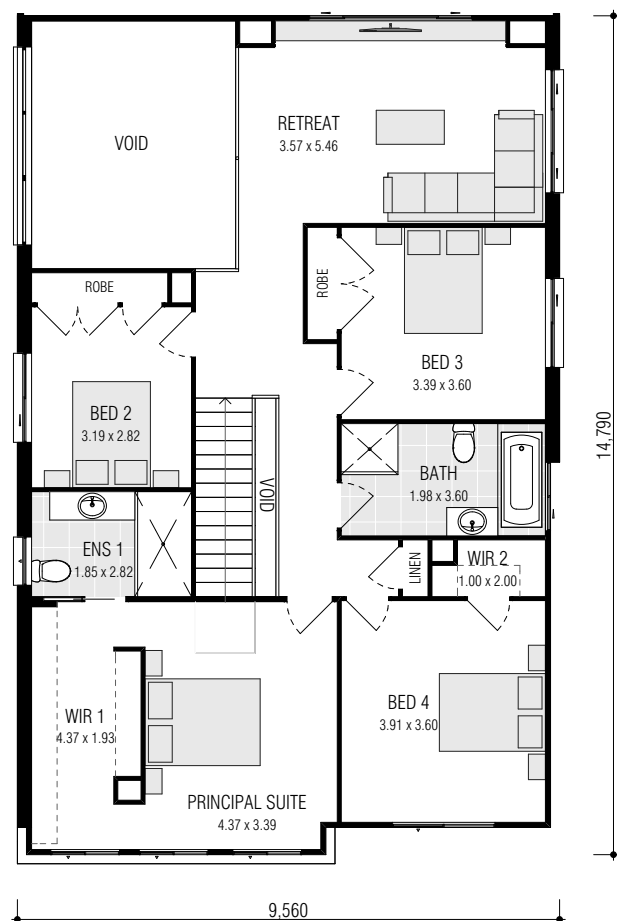
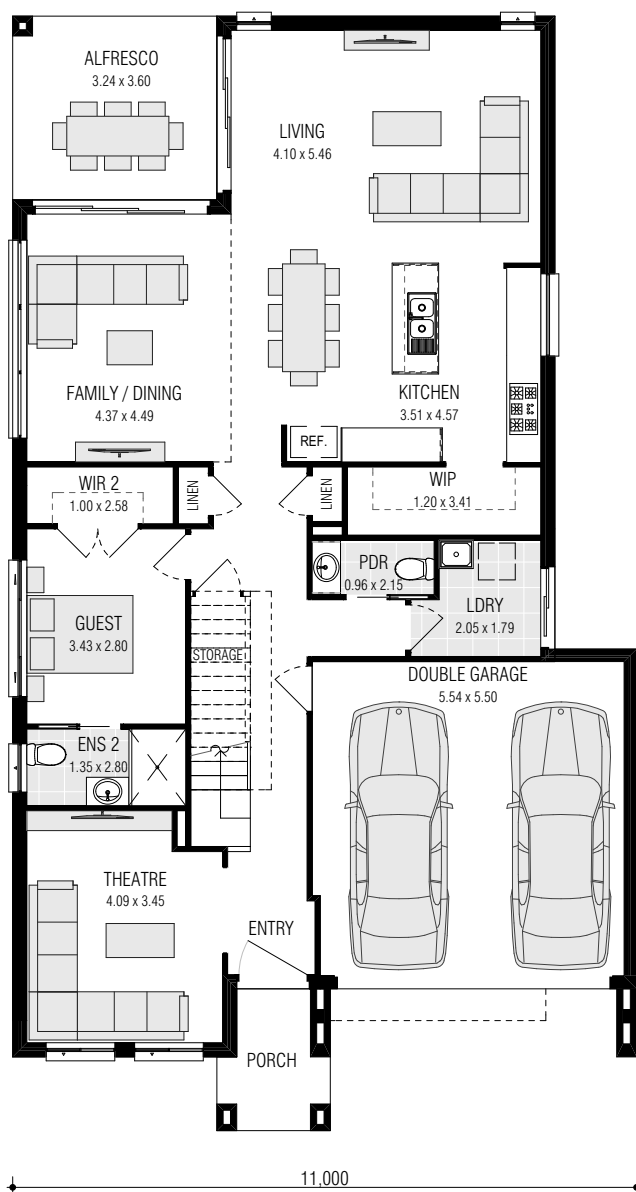
**PROPOSED ROAD**

(S2E) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE  
(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 34.6

FRONTAGE REQUIRED (MINIMUM): 12.00m  
HOUSE SIZE: 321.26 m<sup>2</sup>  
SQUARES: 34.6sq  
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	132.57
First Floor	139.36
Garage	33.09
Alfresco	11.66
Porch	4.58
Totals	321.26 m <sup>2</sup>

CLIENT INITIALS.....