



ARTIST IMPRESSION ONLY. CLEVELAND FAÇADE AS ILLUSTRATED.

## GILMORE 28.5 ZL

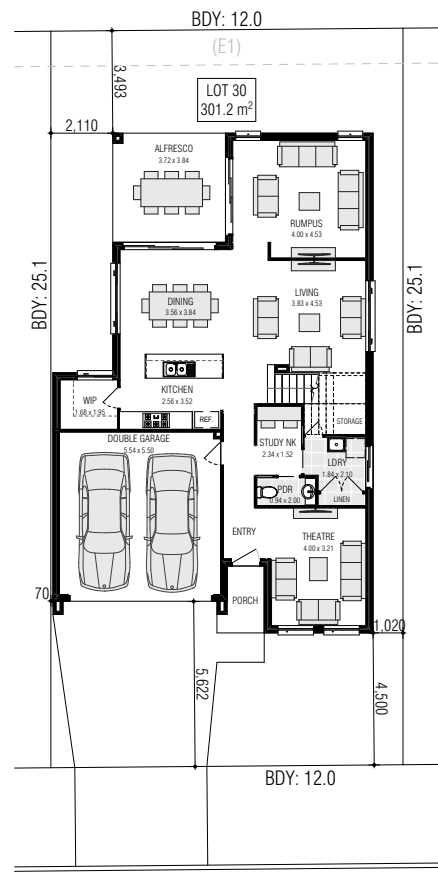
LAND SIZE: 301.2m<sup>2</sup> | HOUSE SIZE: 264.87m<sup>2</sup> | SQUARES: 28.5 Sq

**\$984,900** CLEVELAND  
FAÇADE  
INCLUDED

LOT 30 MONTREAL ROAD - AUSTRAL (MAPLE GROVE)

### INCLUSIONS:

- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry, Study NK, Kitchen, Dining, Living & Alfresco
- ✓ Carpet to Rumpus, Stairs, Sitting & Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- ✓ 2.59m Ceilings (Ground Floor Only)
- ✓ T2 Termite Treated Frame
- ✓ Perimeter Termite Protection
- ✓ Coloured concrete Driveway & Pathway to Porch
- ✓ Remote Control Panel Lift Garage Door
- ✓ Stone benchtop to Kitchen
- ✓ 900mm Westinghouse Appliances
- ✓ Alarm System
- ✓ 10 LED Downlights
- ✓ Fully Ducted Day/Night Air Conditioning
- ✓ **Best Ever Promotion\***  
PREMIUM UPGRADES



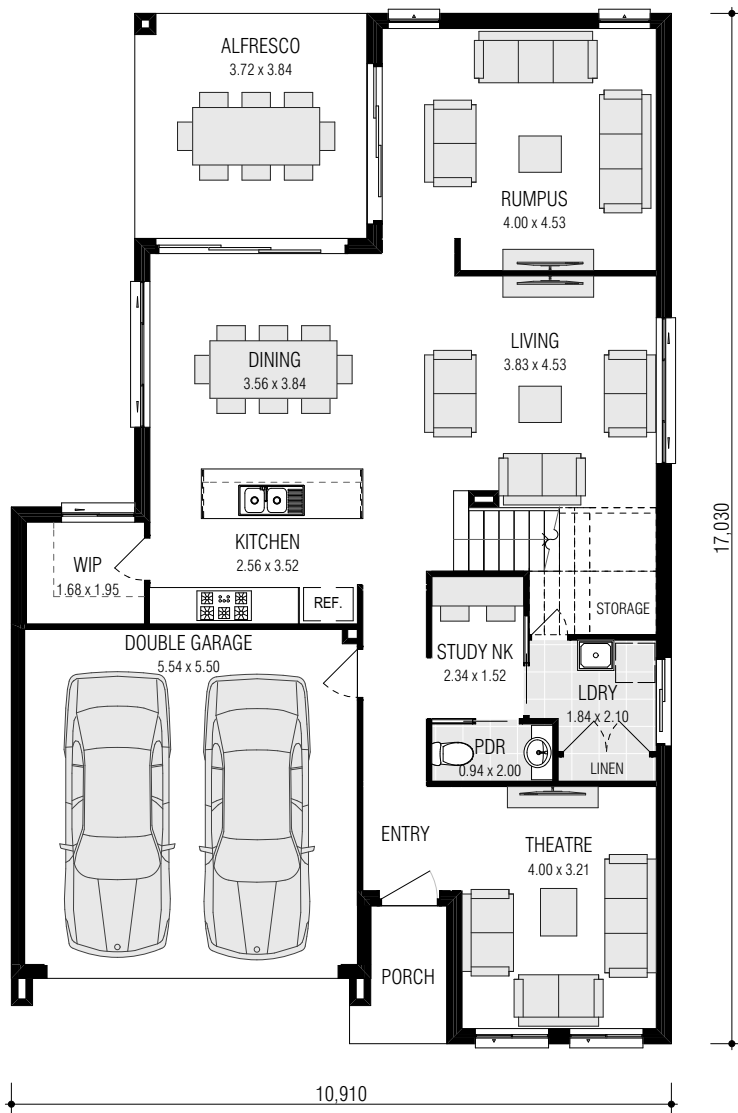
**MONTREAL ROAD**

(E1) EASEMENT TO DRAIN WATER 1.2m  
WIDE (SUBJECT TO ENGINEERING DESIGN)

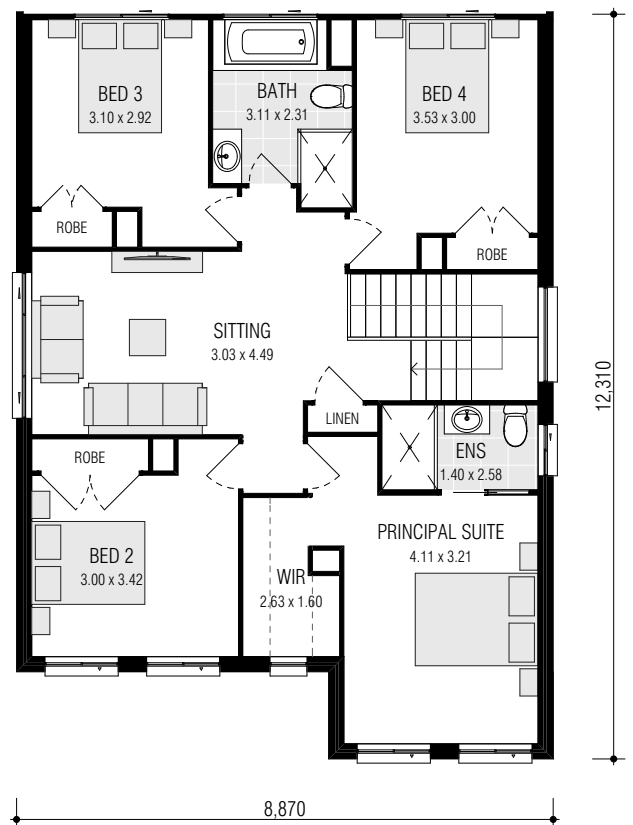


**Over \$46,880\* of Upgrades Included**

\*Offer provides for the "Living Inclusions" as listed to all Contract Homes. The "Best Ever Promotion Premium Upgrades" are only available for home designs listed on the current Firststyle Homes Price List. This offer is subject to the client entering into a Building agreement within the specified period stated in their Firststyle Homes Quotation. Offer applies to single dwelling, contract homes to standard Firststyle design. 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. This offer is not available in conjunction with any other offer and is only available to clients requesting a Quotation from 19th April 2021 B.L.113412C



**GROUND FLOOR**



**FIRST FLOOR**

## GILMORE 28.5 (0-LOT)

FRONTAGE REQUIRED (MINIMUM): 12.18m  
 HOUSE SIZE: 264.87 m<sup>2</sup>  
 SQUARES: 28.5sq  
 DATE: 23/06/2021

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	112.31
First Floor	101.76
Garage	33.27
Alfresco	14.28
Porch	3.25
Totals	264.87 m <sup>2</sup>