

**FIXED DESIGN**



**\$1,289,900**

ARTIST IM

**FIXED PRICE**  
House and land Package

**LOT 309 ROAD 2 (EAST) - SCHOFIELDS**  
LAND SIZE: 313.3m<sup>2</sup> | HOUSE SIZE: 276.81m<sup>2</sup> | SQUARES: 29.3sq

**EMERALD 29.8 MOD | CUSTOM RENDER FACADE**  
MODIFIED TO SUIT

**INCLUSIONS:**

- Tiling to Porch Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Living, 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
- 10 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 6.6kW Solar Panel System
- Fixed External Colours
- Metal roof

**INCLUSIVE PLUS**

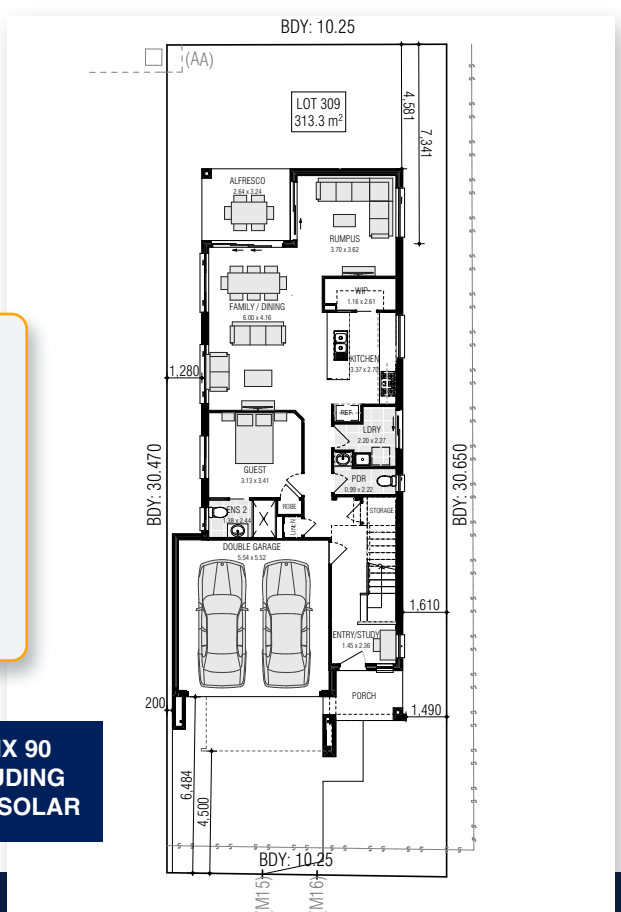
- Turf to front & rear
- Letterbox
- Planting to front yard
- Fencing to Rear & Side boundaries
- 1 x side Gate and fixed panel as required
- Washed pebble path to sides
- Flyscreens to all opening windows

**25 YEARS** **PREMIUM UPGRADES**

4 2 2

House and Land Packages is 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

**BASIX 90 INCLUDING 6.6KW SOLAR**

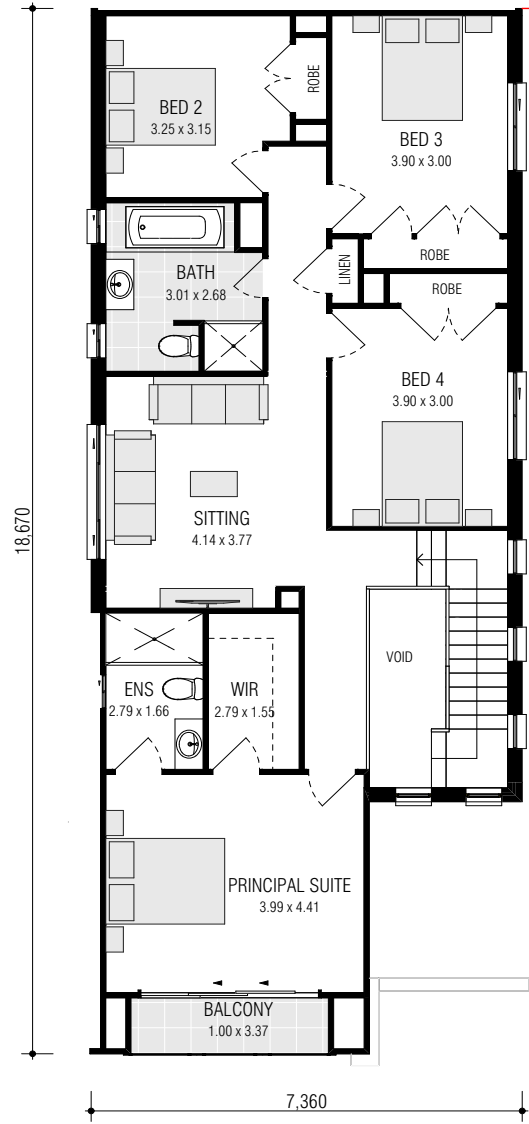
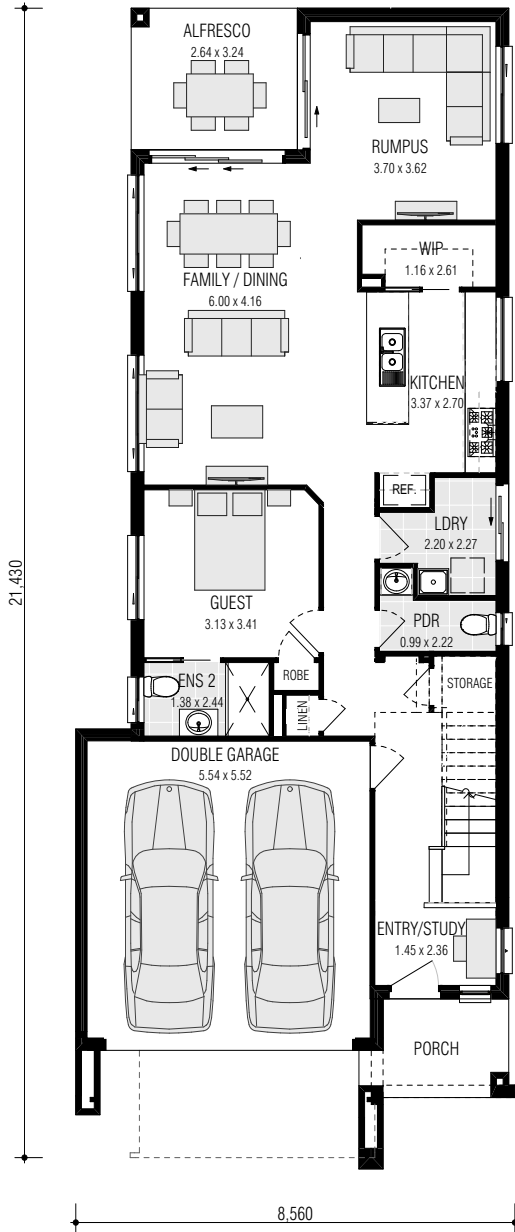


**AGENT NAME**  
M: XXXX XXX XXX | Ph: XXXX XXXX  
E: \_\_\_\_\_@firststyle.com.au  
**DISPLAY NAME**  
Display Address here

**ROAD 2 WEST**

(AA) - EASMENT FOR DRAINAGE OF WATER 1m WIDE. (DP 12726781)

(M15-M6) - POSITIVE COVENANT (No.25) COMMUNAL (M17-M18) GARBAGE, GREEN WASTE & RECYCLING COLLECTION AREAS AND BULKY WASTE COLLECTION AREAS



## EMERALD 29.8

FRONTAGE REQUIRED (MINIMUM): 10.25m  
 HOUSE SIZE: 276.81 m<sup>2</sup>  
 SQUARES: 29.3sq  
 DATE: 20/03/2025

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	104.97
First Floor	120.75
Garage	33.60
Alfresco	8.55
Porch	5.57
Balcony	3.37
Totals	276.81 m <sup>2</sup>

CLIENT INITIALS.....