



ARTIST IMPRESSION ONLY. TRADITIONAL MKII FACADE AS ILLUSTRATED.

# ERMINGTON MOD DL 29.9

LAND SIZE: 475.4m<sup>2</sup> | HOUSE SIZE: 277.83m<sup>2</sup> | SQUARES: 29.9 Sq

## \$1,449,900

TRADITIONAL MKII  
(CUSTOM TO SUIT)  
FACADE  
INCLUDED

LOT 326 ZEPHYR STREET - AUSTRAL (AUSTRAL ESTATE)

### INCLUSIONS:

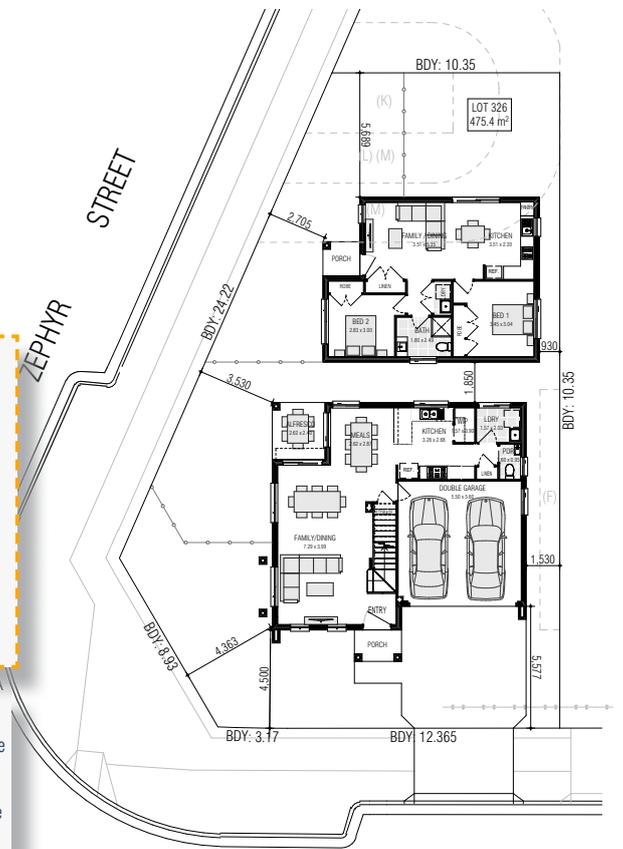
- ✓ 6 Bedrooms with Double Garage (Dual Living Design)
- ✓ Tiling to Porch, Entry, Living/Dining and Kitchen
- ✓ Carpet to Theatre, Stairs & Bedrooms
- ✓ Electric Package inc. Electric Hot Water Storage System
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- ✓ 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
- ✓ Westinghouse Appliances
- ✓ Alarm System
- ✓ 10 LED Downlights
- ✓ Fully Ducted Day/Night Air Conditioning
- ✓ 25 Years Premium Upgrades\* (Amended to suit)

### \* DUAL LIVING INCLUSIONS:

- ✓ Ceramic Tiling to Living/ Kitchen/Dining
- ✓ Carpet to Bedrooms
- ✓ Laminated Benchtop to Kitchen
- ✓ 600mm Westinghouse appliances
- ✓ Split System Airconditioning

### INCLUDED

- ✓ Lapped and Capped Timber Fence to Side & Rear plus One Gate
- ✓ Turf to front, back and side
- ✓ Washed pebbles along the garage side only
- ✓ Firststyle standard blinds to all clear windows
- ✓ Fly Screens to all opening windows and doors
- ✓ Letterbox
- ✓ Planting as required



### ROAD

(F) EASEMENT FOR ACCESS & MAINTENANCE 0.9m WIDE  
(K) EASEMENT FOR PADMOUNT STATION VARIABLE 2.75m WIDE  
(L) RESTRICTION ON USE OF LAND No. 4  
(M) RESTRICTION ON USE OF LAND No. 5



Subject to Estate Guidelines

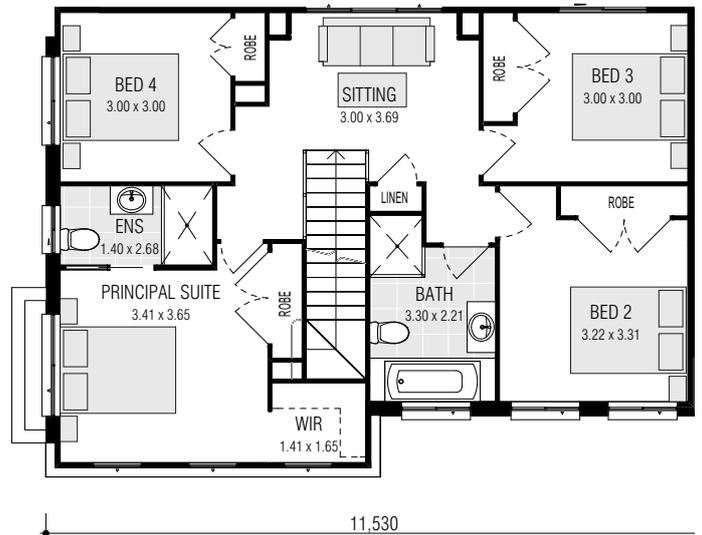
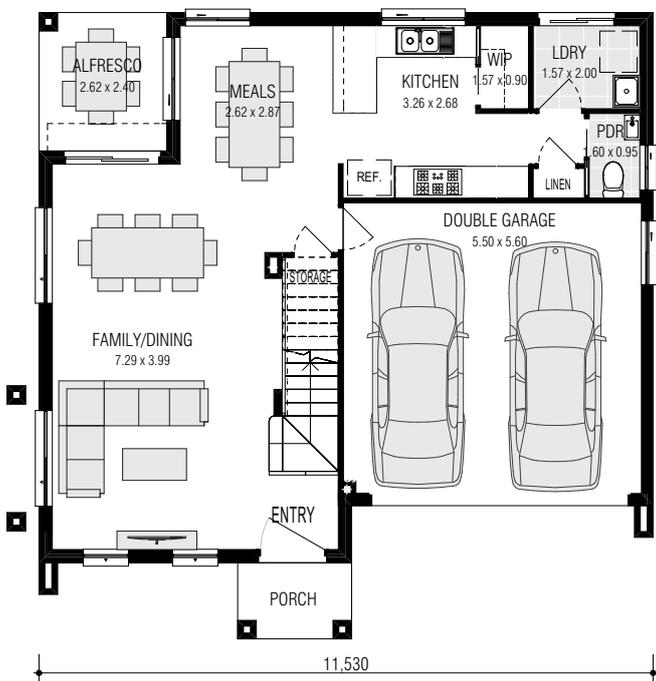
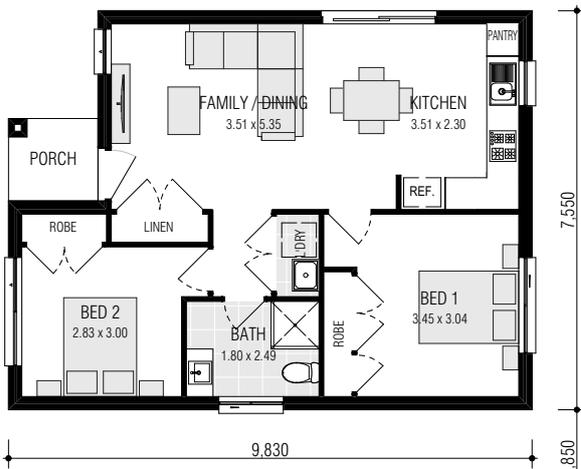
CLIENT INITIALS.....



PREMIUM UPGRADES

Up to \$51,650 in Value\*

\*Offer provides for the "Living Inclusions" as listed to all Contract Homes. The "25 Years 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 1 December 2022. B.L.113412C



## ERMINGTON 22.2 (MOD) (Dual Living - 2 Bed)

FRONTAGE REQUIRED (MINIMUM): 13.6m  
 HOUSE SIZE: 277.83 m<sup>2</sup>  
 SQUARES: 29.9sq  
 DATE: 2/12/2022

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	74.49
First Floor	89.62
Garage	33.56
Alfresco	6.29
Porch	3.08
Totals	207.04 m <sup>2</sup>
Dwelling B	
Gross Areas	
Ground Floor	68.17
Porch	2.62
Totals	70.79 m <sup>2</sup>

CLIENT INITIALS.....