

**FIXED DESIGN  
ONE CONTRACT  
PAY ON COMPLETION!**



ARTIST IMPRESSION ONLY. NEW TRADITIONAL FACADE AS ILLUSTRATED.

## ECCO 18.7 DUAL LIVING

LAND SIZE: 348m<sup>2</sup> | HOUSE SIZE: 201.32m<sup>2</sup> | SQUARES: 21.6Sq

# \$1,269,900

**NEW  
TRADITIONAL  
FACADE  
INCLUDED**

**LOT 34 MONTREAL ROAD- AUSTRAL (MAPLE GROVE)**

### INCLUSIONS: (Main Dwelling Only)

- ✓ 5 Bedrooms with Single Locked-up Garage
- ✓ Tiling to Porch, Entry, Kitchen, Dining, Family & Alfresco
- ✓ Carpet to Lounge, 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
- ✓ **25 Years Premium Upgrades\***

### ALSO INCLUDED

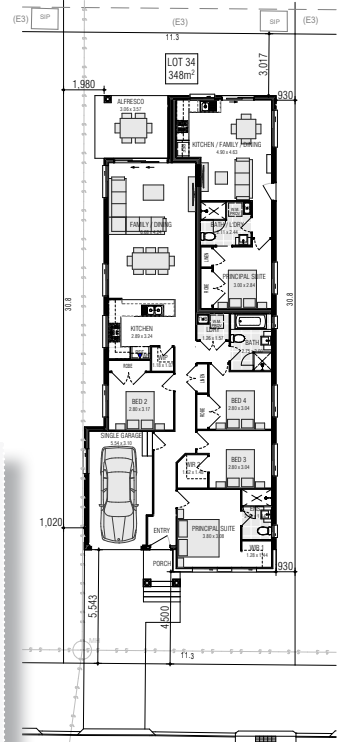
- ✓ Gloss vanities
  - ✓ Gloss two-tone kitchen cupboards
  - ✓ Accent Internal Panel Doors
  - ✓ Full height wall tiling to Bathroom & Ensuite
  - ✓ Selected Porcelain Tiles to the main floor areas (500x500)
  - ✓ Capped Off Point for Fridge space
  - ✓ Extra Gas Point to Alfresco
  - ✓ Flyscreens to all Openable Windows
- (MAIN DWELLING)

### INCLUDED

- ✓ Fence to Side & Rear plus Two Gates
- ✓ Turf to front and back
- ✓ Washed pebbles along one side
- ✓ Letterbox x 2
- ✓ Planting as required
- ✓ Coloured concrete along One Side

### \*DUAL LIVING S/S INCLUSIONS:

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



MONTREAL ROAD  
(E3) PROPOSED EASEMENT TO DRAIN WATER 1.2 & 1.5 WIDE



**SECONDARY DWELLING - CONDITIONS APPLY**

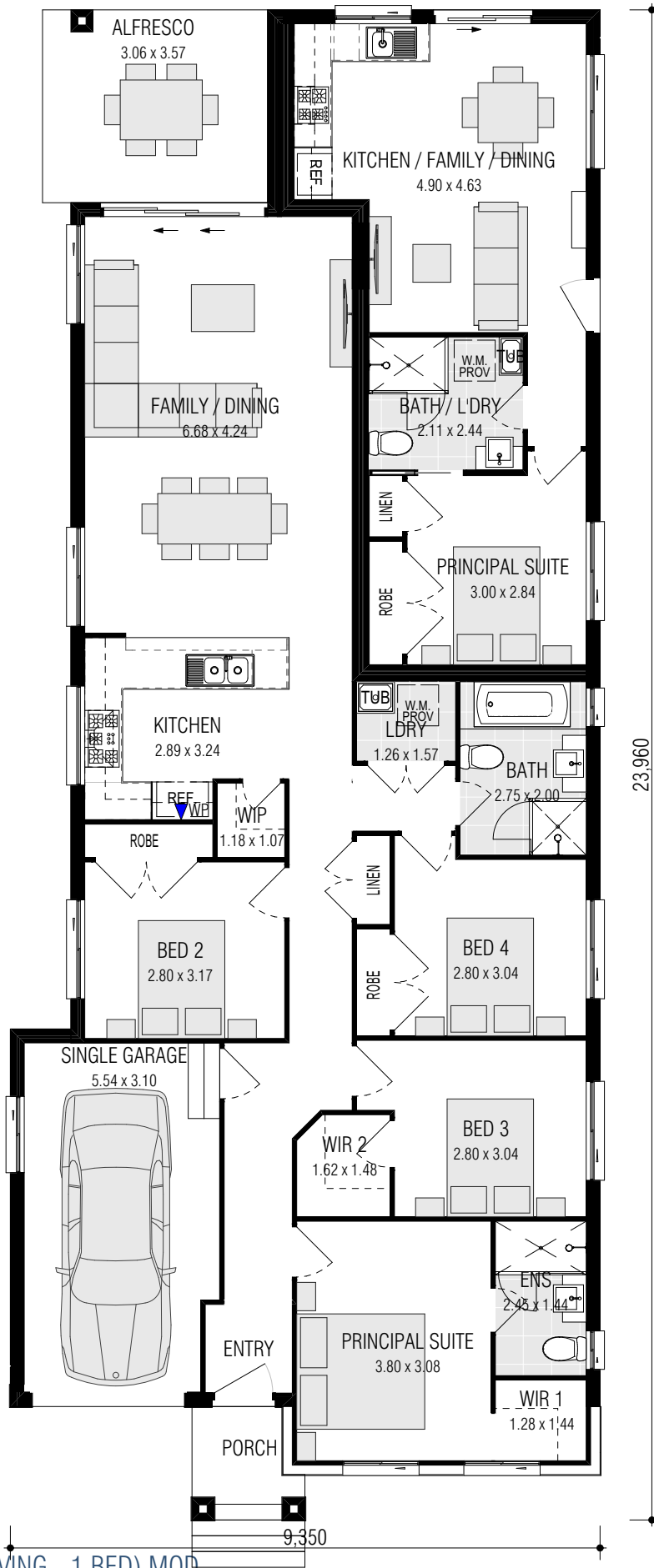
CLIENT INITIALS.....

**25 YEARS**

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



### ECCO 18.7 (DUAL LIVING - 1 BED) MOD

FRONTAGE REQUIRED (MINIMUM): 11.21m  
 HOUSE SIZE: 201.32 m<sup>2</sup>  
 SQUARES: 21.6sq  
 DATE: 16/10/2023

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. Firstyle Homes reserves the right to change specifications, materials and suppliers without notice. B.L 113412C

Main Dwelling	Secondary Dwelling
Gross Areas	Gross Areas
Ground Floor 124.12	Ground Floor 44.58
Garage 18.86	44.58 m <sup>2</sup>
Alfresco 10.92	
Porch 2.84	
156.74 m <sup>2</sup>	Totals 201.32 m <sup>2</sup>

CLIENT INITIALS.....