



7 MONTREAL ROAD (WAS LOT 34) - AUSTRAL

LAND SIZE: 348m² | HOUSE SIZE: 201.32m² | SQUARES: 21.6 Sq

\$1,158,900

ECCO 18.7 DL | NEW TRADITIONAL FACADE

COMPLETED HOME + GRANNY - INSPECT NOW

- Completed Home / Ready to move in
- Close to schools, Shops and train station
- Excellent location in Austral
- Premium Inclusions
- Estimated rental \$1100
- 5 Bedrooms with 3 Living Spaces
- Solar Included
- Great investment opportunity
- 4 bedroom home, plus granny flat, income or others separate accommodation
- GREAT PRICE, WON'T LAST

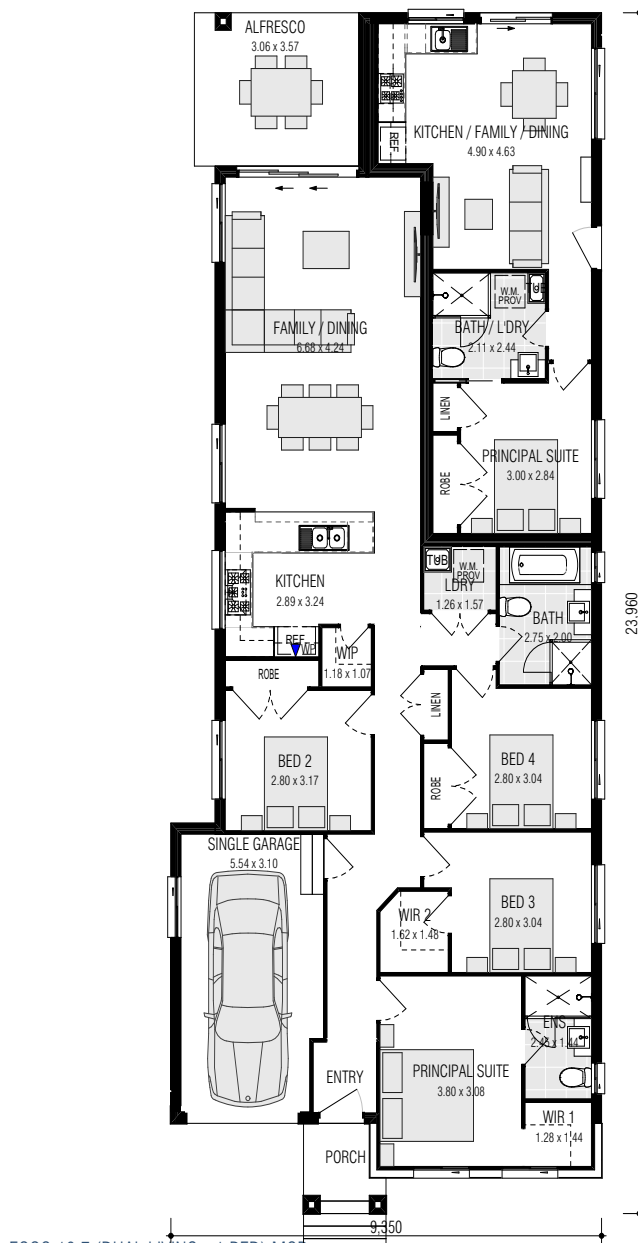
House and Land Packages is subject to the client entering into a Building agreement within the specified period stated in their Firststyle Homes Quotation. All prices are GST inclusive. Firststyle Homes reserves the right to change prices without notice. Items shown are indicative only and are not redeemable 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

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AGENT NAME
M: XXXX XXX XXX | Ph: XXXX XXXX
E: _____@firststyle.com.au

DISPLAY NAME
Display Address here



CLIENT INITIALS.....

INCLUSIONS:

- Tiling to Verandah, Entry, Kitchen, Family/Dining, Sitting & Alfresco
- Carpet to 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

25 YEARS PREMIUM UPGRADES

UPGRADES PLUS

- Two-tone Kitchen Cupboards
- Finger Pull to Overhead Kitchen Cupboards
- Front Door Upgrade
- Accent Internal Panel Doors
- Gloss Vanities
- Full Height Wall Tiling to Bathroom & Ensuite
- Selected Glazed Porcelain Tiles to the Main Floor Areas (500x500)
- Water Point fridge Space
- Fly screens to all openable windows

INCLUDED

- Fence to Side & Rear plus one Gate
- Turf to front and back
- Washed pebbles along both sides
- Letterbox
- Planting as required