



ARTIST IMPRESSION ONLY. TRADITIONAL MKII RENDER FAÇADE AS ILLUSTRATED.

ERMINGTON 23.1 MOD

LAND SIZE: 300.5m² | HOUSE SIZE: 232.36m² | SQUARES: 25.0Sq

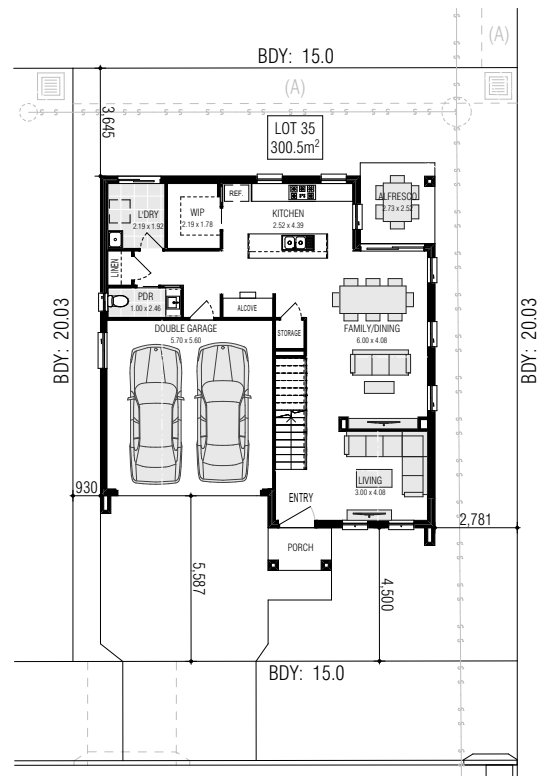
\$1,063,900

TRADITIONAL
MKII RENDER
FAÇADE
INCLUDED

LOT 35 DIAMONDBIRD ROAD- AUSTRAL (MAGNOLIA ESTATE)

INCLUSIONS:

- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Tiling to Porch, Entry/Study, Family/Dining, Kitchen & Alfresco
- ✓ Carpet to Living/Theatre. Sitting, Stairs & 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
- ✓ 3.5kW Solar System



DIAMONDBIRD ROAD

(A) EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE



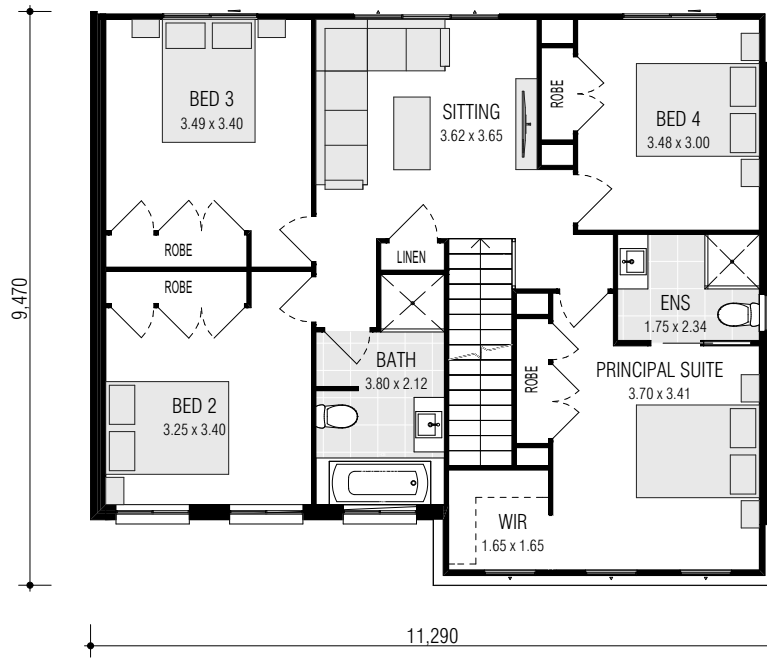
CLIENT INITIALS.....

25
YEARS

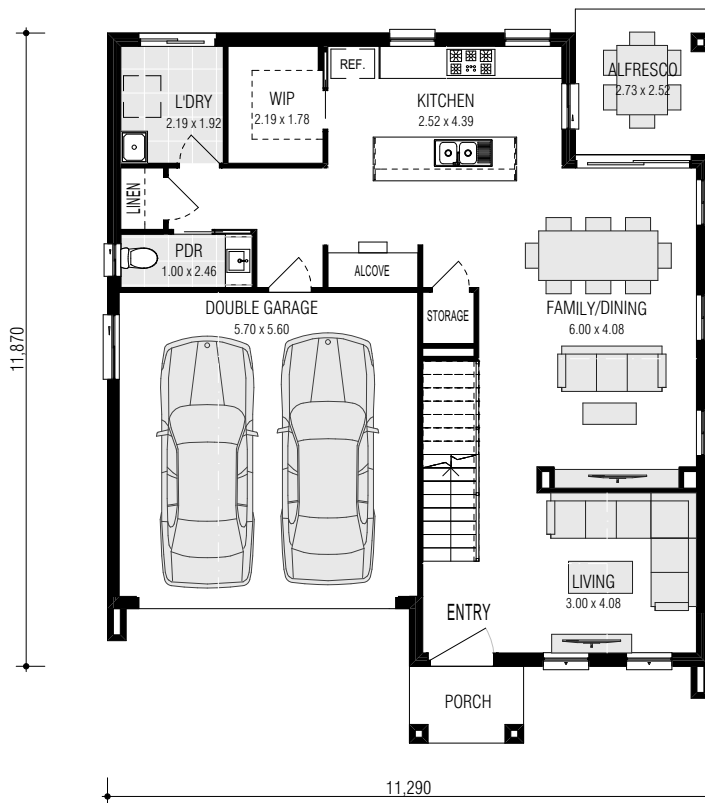
PREMIUM UPGRADES

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



FIRST FLOOR



GROUND FLOOR

ERMINGTON 23.1 (MOD)

FRONTAGE REQUIRED (MINIMUM): 13.42m
 HOUSE SIZE: 232.36 m²
 SQUARES: 25.0sq
 DATE: 6/04/2023

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

Gross Areas	
Ground Floor	87.69
First Floor	100.23
Garage	34.48
Alfresco	6.88
Porch	3.08
Totals	232.36 m²

CLIENT INITIALS.....