

PREMIUM COLLECTION

FIXED DESIGN - PAY ON COMPLETION*



Hamlet Facade

LOT 36 BELGRAVIA AVE - GLEDSWOOD HILLS

\$1,489,900



5  3  2 



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

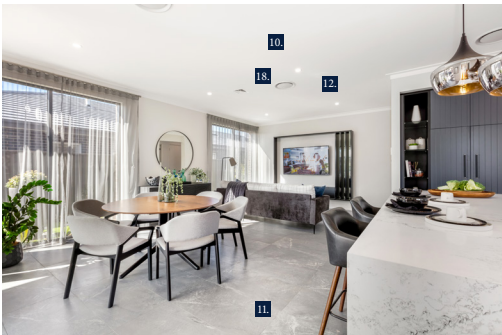
DISPLAY CENTER NAME
Insert Address Here

Premium Upgrade Package



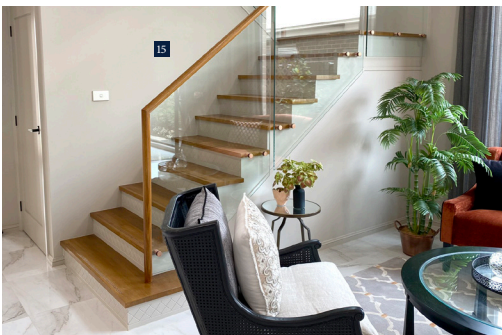
Kitchen Upgrades

1. 900mm Westinghouse Electric Oven and Gas Cooktop
2. Polyurethane - V-Groove Profile Kitchen
3. Increase Overhead Cupboards
4. Water point to Fridge Space (for future connection by client)
5. 40mm upgraded Stone benchtop to kitchen
6. Waterfall ends to Island Bench
7. Undermount Kitchen Sink
8. Fingerpull and sharknose to kitchen cabinets
9. Integrated Rangehood



Internal Upgrades

10. 2.59m Ceilings (Ground Floor Only)
11. Selected Glazed porcelain tiles and Carpet throughout
12. 20 Downlights
13. Half Splayed Skirting and Architraves
14. Alarm System
15. Staircase Upgrade (design specific)
16. Mirror Sliding Robe Doors
17. Internal Door Upgrades
18. Fully Ducted Air-conditioning
19. Insulation to Ceiling & Walls (Except Garage)
20. Natural gas package incl. Instantaneous HWS



External Upgrades

21. Gainsborough Trilock Omni Allure Double Cylinder - Brushed SS Finish to Front Entry door
22. Flyscreens to all openable windows
23. T2 Termite Treated Frame
24. Perimeter Termite Protection
25. Fixed price site costs & BASIX
26. Colour through concrete Driveway and Path to porch
27. Remote Control Sectional Garage Door
28. Roof sarking & Whirly birds
29. Gas point to alfresco

INCLUDED

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



Laundry Upgrades

30. Laminate 700m laundry fitout with drop in tub & flex tap



Bathroom Upgrades

31. Full height Tiling to Master Ensuite & Bathroom
32. Freestanding Bath
33. Upgrade to Limni Toilet
34. Vanity Upgrades (Myall with Finger pull)
35. Timber look laminate (woodmatt) Vanities
36. Caroma Luna Inset Basin with Taphole
37. Eco Dual Shower (98750)
38. Mirage Shower Screens
39. Tiled Niches

One contract, Pay on Completion*

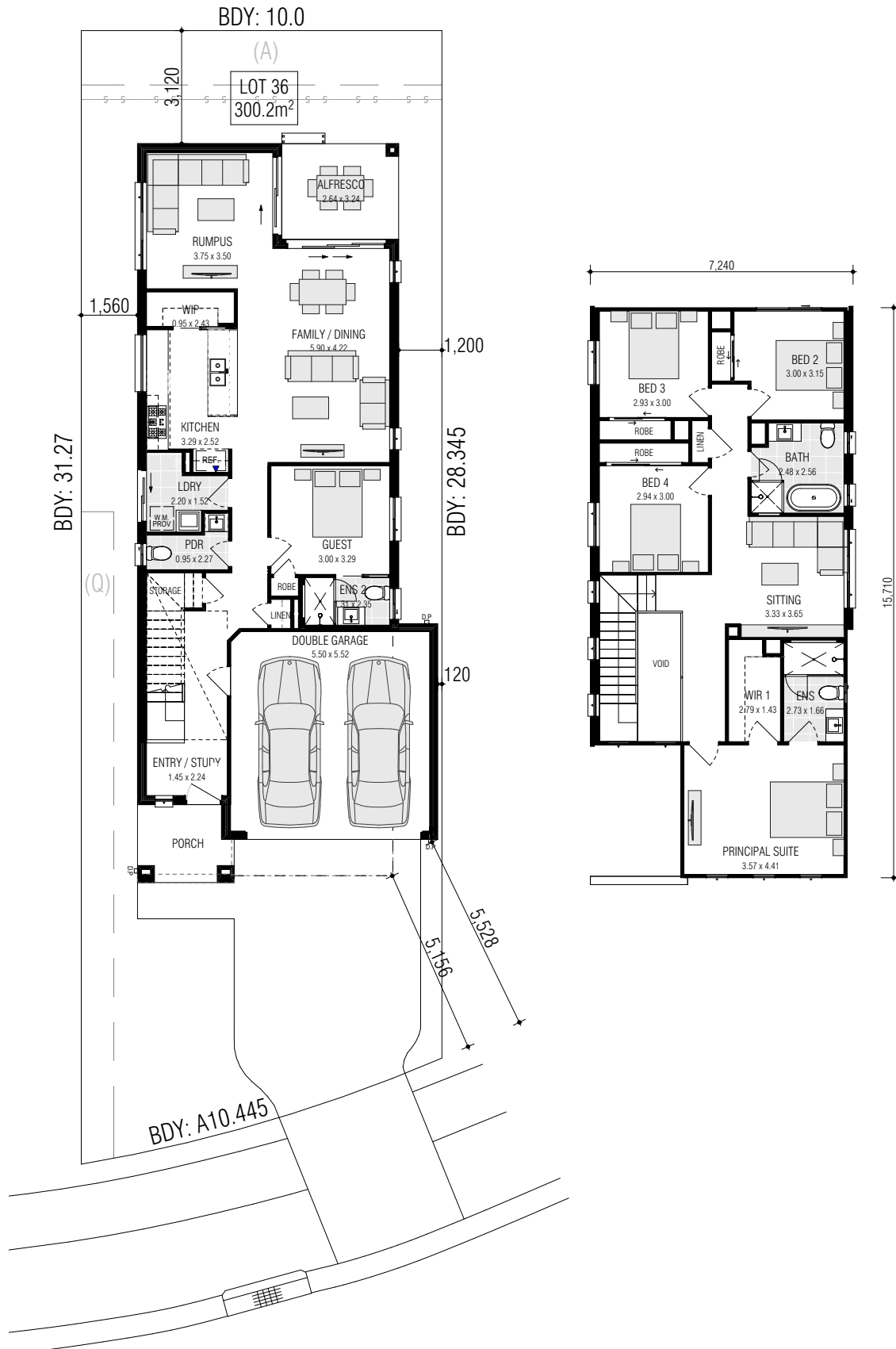
5%
DEPOSIT
PAY ON
COMPLETION

SOLAR
INCLUDED

NOTE: Photographs are shown for illustrative purposes and may differ to products provided, including but not limited to colours, finishes and layout.

Emerald 27.8 ZL

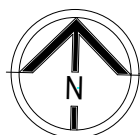
LAND SIZE: 300.2m² | HOUSE SIZE: 254.20m² | SQUARES: 27.8Sq



BELGRAVIA AVENUE

(A) EASEMENT TO DRAIN WATER 1.5 WIDE

(Q) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE



Display Home LOCATIONS

1. LEPPINGTON

HOMEWORLD LEPPINGTON

67 Berkshire Circuit, Leppington NSW 2179

PH: 9606 4175 **E:** emeraldhills@firststyle.com.au

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

2. LEPPINGTON

LEPPINGTON LIVING

37 Moon Street, Leppington NSW 2179

PH: 9608 9777 **E:** leppington@firststyle.com.au

ON DISPLAY: Paddington & Belrose

3. WILTON

WILTON GREENS

4 Hepper Parkway, Wilton NSW 2571

PH: 9043 5890 **E:** wilton@firststyle.com.au

ON DISPLAY: Portofino, Evendale & Clarkson

4. BOX HILL

HOMEWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

PH: 8630 2020 **E:** boxhill@firststyle.com.au

ON DISPLAY: Grantham, Avoca & Clovelly

5. AUSTRAL

14 Harrismith Cres, Austral 2179

OPENING LATE 2025: Hayman & Montara

6. WARNERVALE

HOMEWORLD WARNERVALE

44 Turret Circuit, Warnervale 2259

PH: 9138 7753 **E:** warnervale@firststyle.com.au

ON DISPLAY: Albury & Portofino

7. MENANGLE PARK

MENANGLE PARK DISPLAY VILLAGE

9 Subzero Crescent, Menangle Park NSW 2563

PH: 8630 0430 **E:** menanglepark@firststyle.com.au

ON DISPLAY: Norwood & Fitzroy

8. ORAN PARK

HOMEWORLD ORAN PARK

Cnr Allambie Circuit & Condamine Street Oran Park NSW 2570

PH: 7813 5306 **E:** oranpark@firststyle.com.au

ON DISPLAY: Sorento, Waverly, Grandeur, Grantham & Amira



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