

**FIXED DESIGN  
PAY ON COMPLETION!**



ARTIST IMPRESSION ONLY. OXLEY BRICK FACADE AS ILLUSTRATED.

## MONTARA 24.4 MOD

LAND SIZE: 301.4m<sup>2</sup> | HOUSE SIZE: 228.74m<sup>2</sup> | SQUARES: 24.6 Sq

# \$1,259,900

**OXLEY BRICK  
FACADE  
INCLUDED**

**LOT 4 PRIVATE ROAD - EDMONDSON PARK**

### INCLUSIONS:

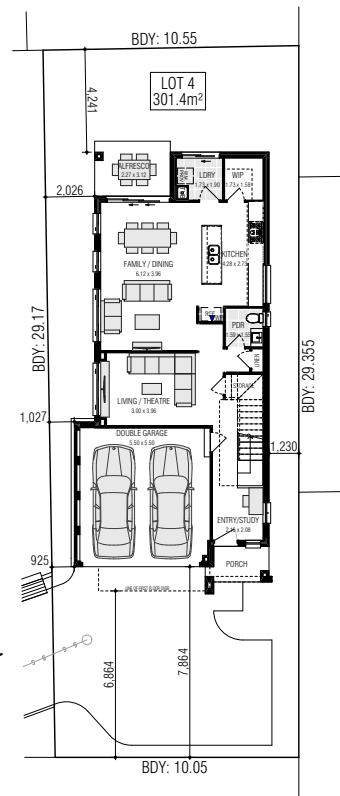
- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Tiling to Entry/Study, Kitchen, Family/Dining & Alfresco
- ✓ Carpet to Living/Theatre, Stairs, Sitting & Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- ✓ 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

### INCLUSIVE PLUS

- ✓ Turf to front & rear
- ✓ Letterbox
- ✓ Planting to front yard
- ✓ Fencing to Rear & Side boundaries
- ✓ 1 x side Gate and fixed panel as required
- ✓ Washed pebble path to sides



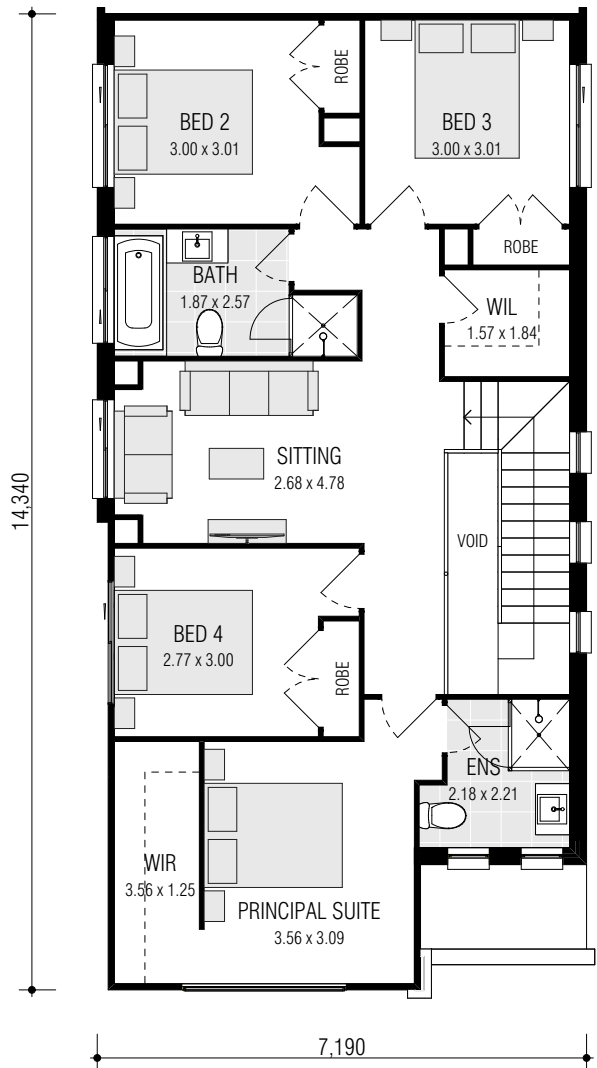
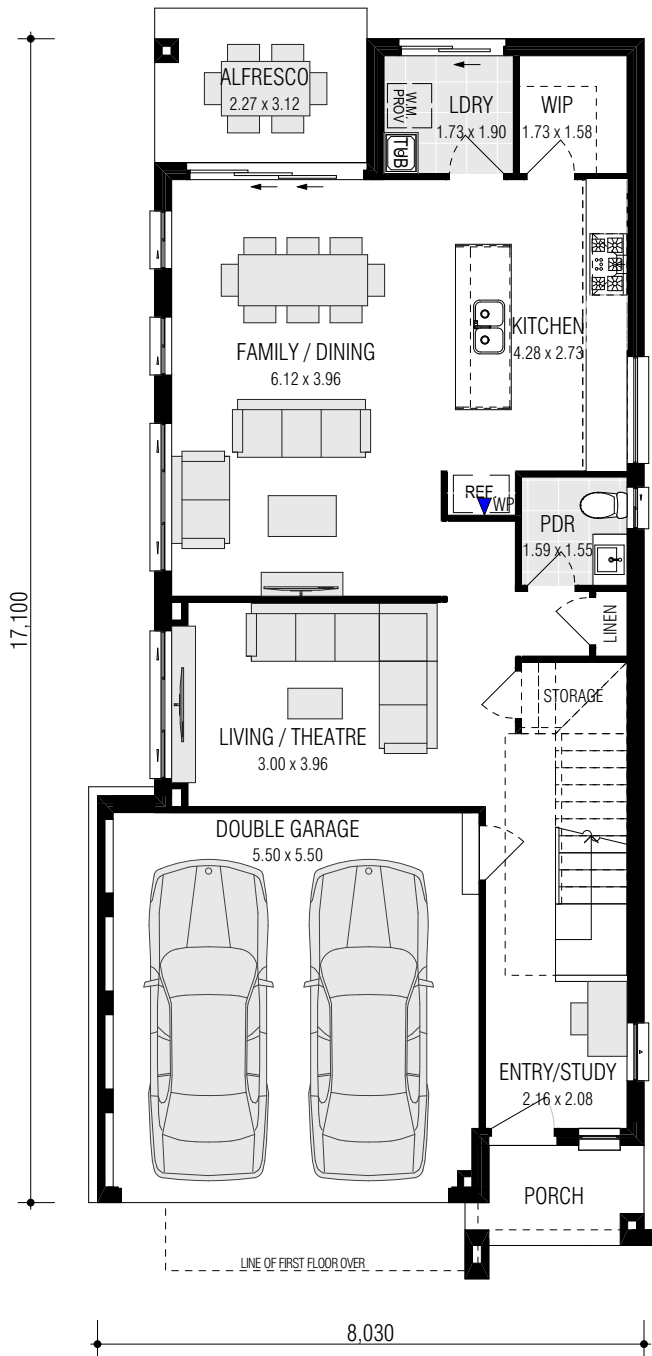
CLIENT INITIALS.....



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



## MONTARA 24.4 - MOD

FRONTAGE REQUIRED (MINIMUM): 10.18m  
 HOUSE SIZE: 228.74 m<sup>2</sup>  
 SQUARES: 24.6sq  
 DATE: 30/11/2022

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	87.91
First Floor	97.53
Garage	32.45
Alfresco	7.08
Porch	3.77
<b>Totals</b>	<b>228.74 m<sup>2</sup></b>

CLIENT INITIALS.....