

# Biggest Ever PACKAGE SALE

Including:

**BEST EVER PROMO**  
(Value \$46,880)

**PREMIUM EXTERIOR  
UPGRADE**  
(Value \$11,260)

**30K CASH DISCOUNT**

**A TOTAL OF  
\$88,140  
WORTH OF VALUE**

\*Conditions apply



## BRIGHTON 23.8 MOD

LAND SIZE: 463.0m<sup>2</sup> | HOUSE SIZE: 220.75m<sup>2</sup> | SQUARES: 23.8Sq

**\$849,900**

STRATTON  
FACADE  
INCLUDED

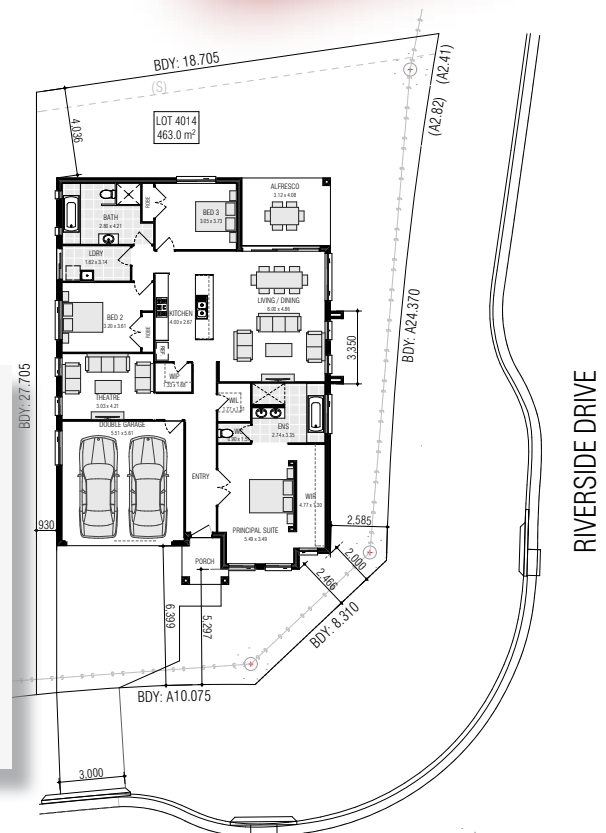
LOT 4014 CNR RIVERSIDE & RIVERSIDE DRIVE  
- AIRDS (NEWBROOK)

### INCLUSIONS:

- ✓ 3 Bedrooms with Double Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry, Kitchen, Living/Dining & Alfresco
- ✓ Carpet to Theatre & 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
- ✓ **Best Ever Promotion\***

### INCLUDED

- ✓ Lapped and Capped Timber Fence to Side & Rear with Expressed Timber Posts, plus One Gate
- ✓ Turf to front, back and side
- ✓ Washed pebbles along the garage side only
- ✓ Hedging to front and side boundary
- ✓ Letterbox
- ✓ Clothesline
- ✓ Planting as required



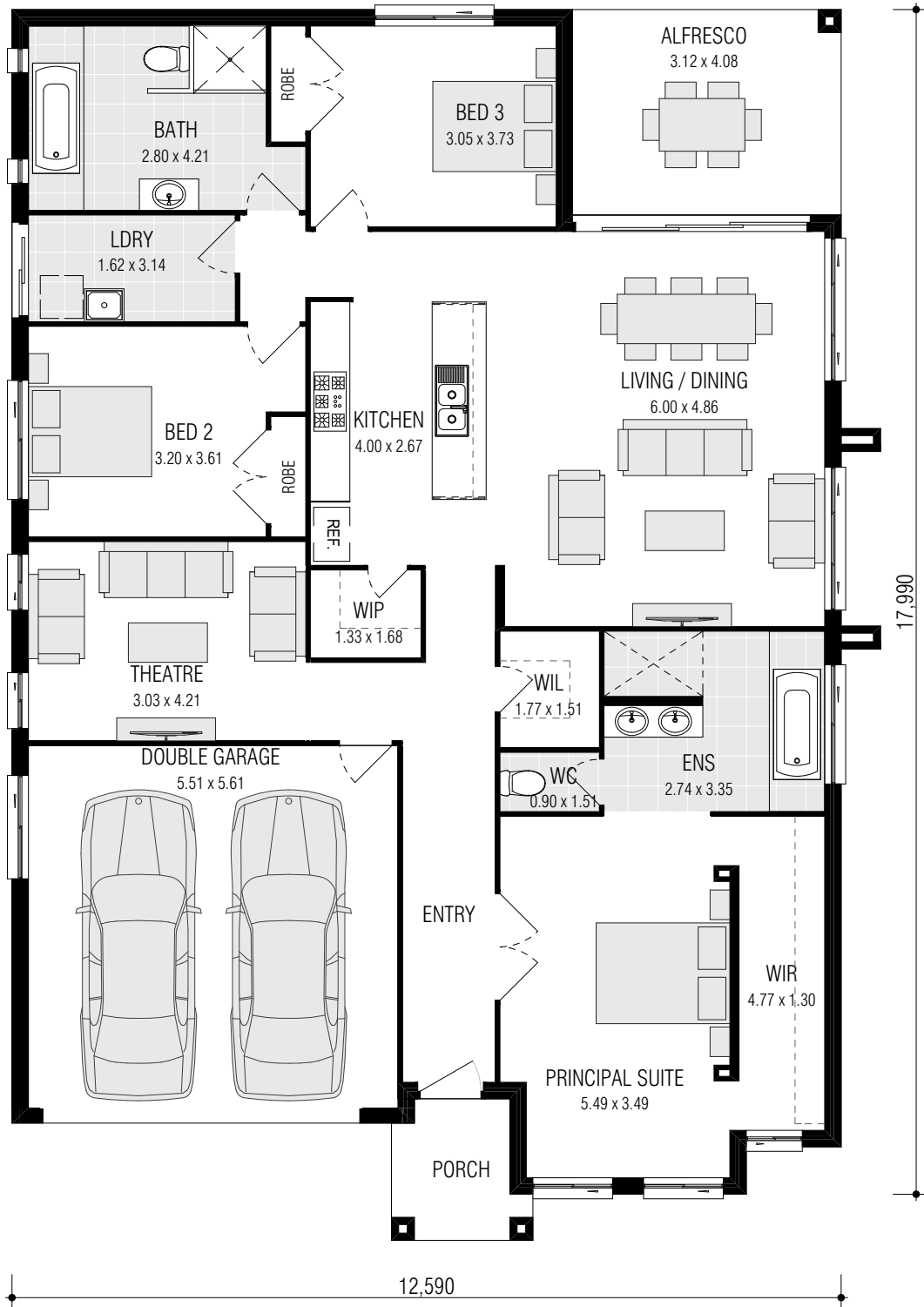
RIVERSIDE DRIVE

(S) EASEMENT FOR ACCESS AND SUPPORT 0.9 WIDE  
(E) RESTRICTION ON THE USE OF LAND  
(D) RESTRICTION ON THE USE OF LAND

CLIENT INITIALS.....

**Over \$88,140\* of Value Included**

\*Offer provides for the "Living Inclusions" as listed to all Contract Homes. The "Biggest Ever Package Sale" is only available on selected Home & Land Packages and includes: Best Ever Promotion (Value \$46,880), Premium Exterior Upgrade (Value \$11,260) and Cash Discount (Value \$30,000). 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 1st April 2022 B.L. 113412C.



## BRIGHTON 23.8 (MOD)

FRONTAGE REQUIRED (MINIMUM): 14.45m  
 HOUSE SIZE: 220.75 m<sup>2</sup>  
 SQUARES: 23.8sq  
 DATE: 24/02/2022

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	170.34
Garage	33.70
Alfresco	12.73
Porch	3.98
Totals	220.75 m <sup>2</sup>

CLIENT INITIALS.....