



\$1,129,900

FIXED PRICE
House and land Package

LOT 4043 KELPIE STREET - NORTH WILTON

LAND SIZE: 450.50m² | HOUSE SIZE: 218.32m² | SQUARES: 23.5 Sq

LYNBROOK 22.5 DL MOD | TEMORA MKII FACADE

INCLUSIONS:

- Tiling to Verandah, Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Theatre & 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
- 15 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 3.5kW Solar Panel System & 5kw Battery

INCLUDED

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

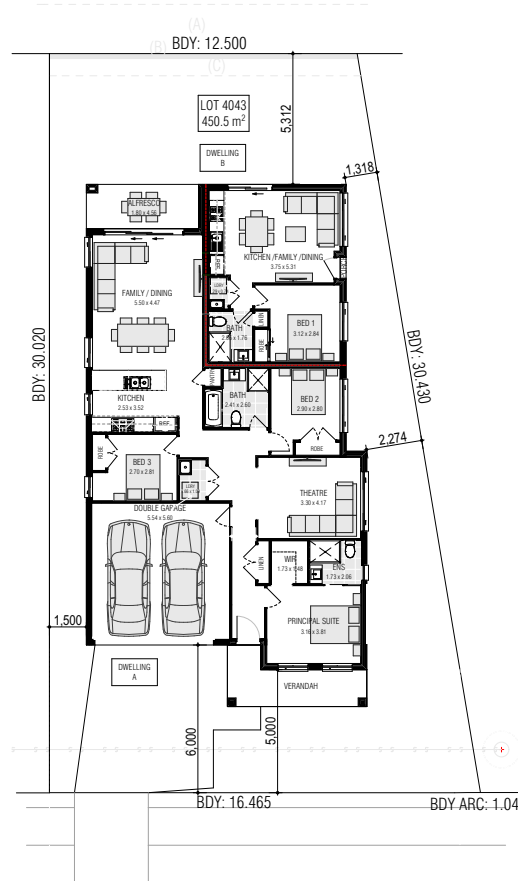
*DUAL LIVING S/S INCLUSIONS:

- Tiling to Porch, Kitchen/Living
- Carpet to Bedrooms
- Laminated Kitchen Cupboards & Benchtop
- 600mm Westinghouse appliances
- Split System Airconditioning

Style. PREMIUM UPGRADES

4 3 2

House and Land Packages are 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



KELPIE STREET

(A) EASEMENT TO DRAIN WATER 1.5 WIDE
(B) EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE
(C) EASEMENT FOR MAINTENANCE AND ACCESS 0.9m WIDE



AGENT NAME

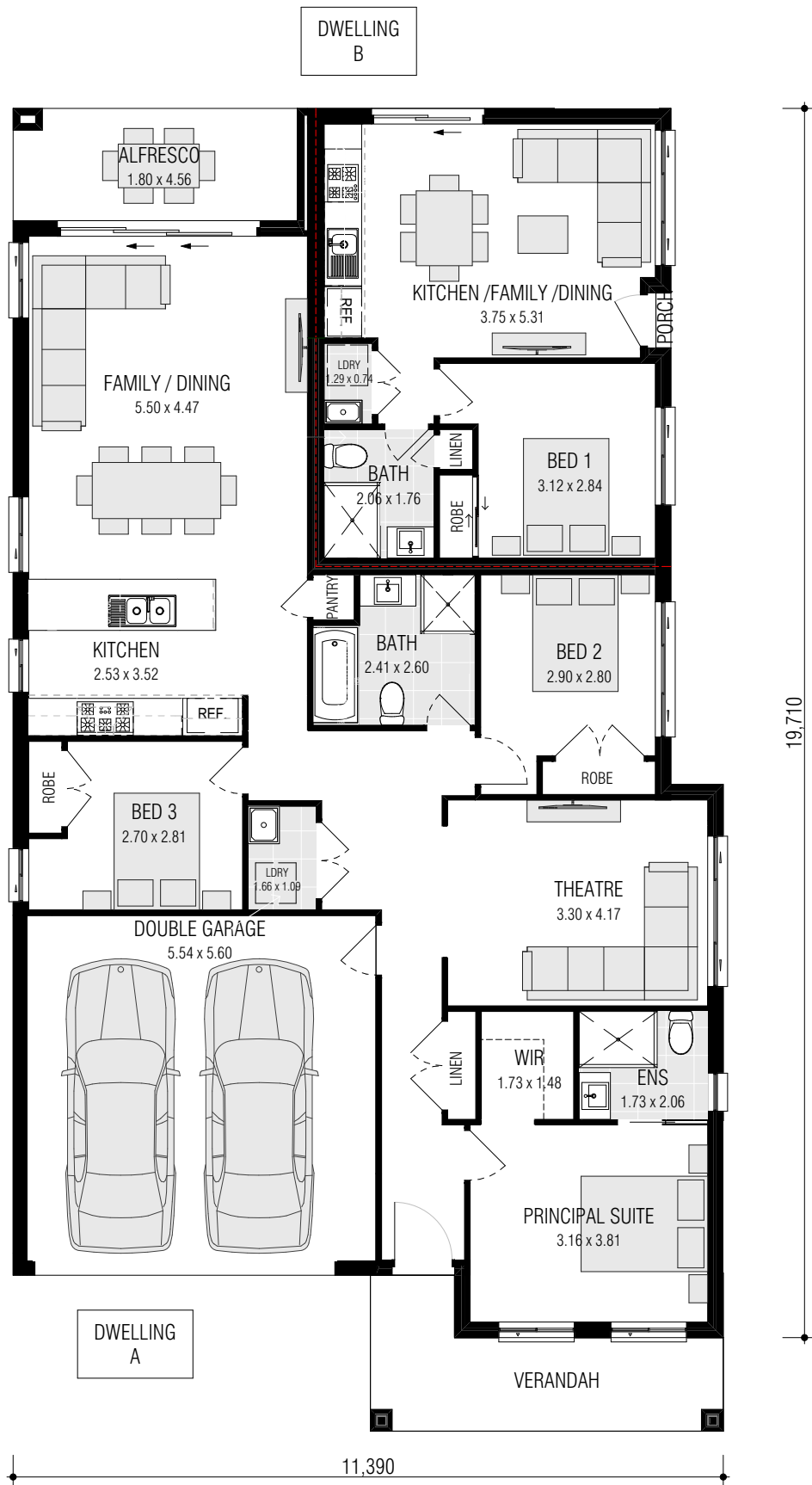
M: XXXX XXX XXX | Ph: XXXX XXXX

E: _____@firststyle.com.au

DISPLAY NAME

Display Address here





LYNBROOK 22.5 (DUAL LIVING)(MOD)

FRONTAGE REQUIRED (MINIMUM): 12.41m
HOUSE SIZE: 218.32 m²
SQUARES: 23.5sq
DATE: 29/10/2025

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

Dwelling A		Dwelling B	
Gross Areas	124.16	Gross Areas	0.21
Ground Floor	33.58	Ground Floor	42.10
Garage	8.21	Verandah	42.31 m ²
Alfresco	9.85	Granny Porch	0.21
Verandah	0.21	Totals	218.32 m ²
Granny Porch	176.01 m ²		

CLIENT INITIALS.....