



\$999,800

ARTIST IMPRESSION ONLY

FIXED PRICE
House and land Package

LOT 4044 KELPIE STREET - NORTH WILTON
LAND SIZE: 375.2m² | HOUSE SIZE: 200.94m² | SQUARES: 21.6 Sq

ALBURY 21.1 MOD | MARIGOLD 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

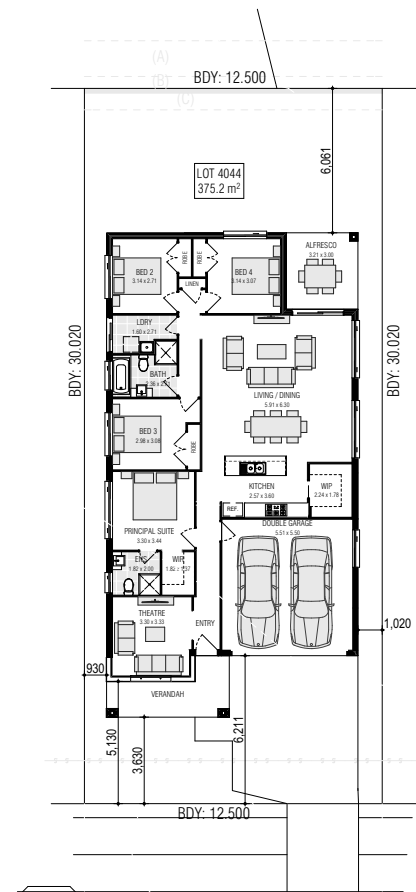
Style. PREMIUM UPGRADES

4 2 2

INCLUDED

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

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



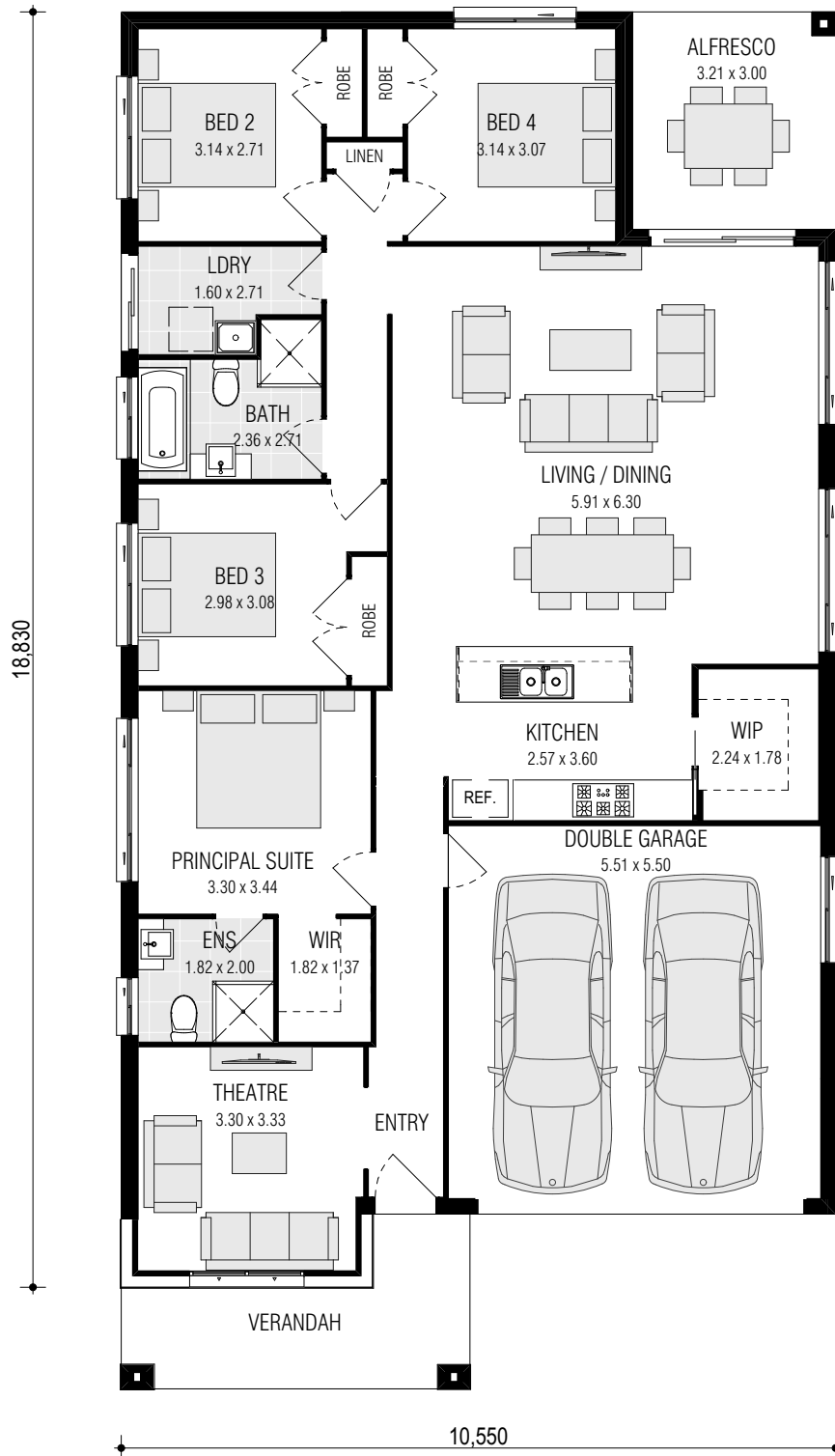
KELPIE STREET

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



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

DISPLAY NAME
Display Address here



ALBURY 21.1 (MOD)

FRONTAGE REQUIRED (MINIMUM): 12.50m
 HOUSE SIZE: 200.94 m²
 SQUARES: 21.6sq
 DATE: 24/10/2025

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

Gross Areas	
Ground Floor	148.81
Garage	32.83
Alfresco	10.02
Verandah	9.28
Totals	200.94 m ²

CLIENT INITIALS.....