



**\$1,209,900**

FACADE SHOWN IS AN ARTIST'S IMPRESSION ONLY. IT MAY BE ALTERED TO SUIT THE FINAL HOME DESIGN AND MAY BE SUBJECT TO DEVELOPER GUIDELINES.

**FIXED PRICE**  
House and land Package

**LOT 4045 KELPIE STREET - NORTH WILTON**  
LAND SIZE: 375.2m<sup>2</sup> | HOUSE SIZE: 277.51m<sup>2</sup> | SQUARES: 29.9 Sq

**CHATSWOOD 29.0 ZL MOD | ASHWOOD FACADE**

**INCLUSIONS:**

- Tiling to Verandah, Entry, Study, Kitchen, Family/Dining, Living & Alfresco
- Carpet to Guest, Stairs, Sitting & 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 with induction cooktop
- Alarm System
- 15 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 6.6kW Solar Panel System & 5kw Battery

**BASIX 100 INCL. 6.6KW SOLAR & BATTERY**

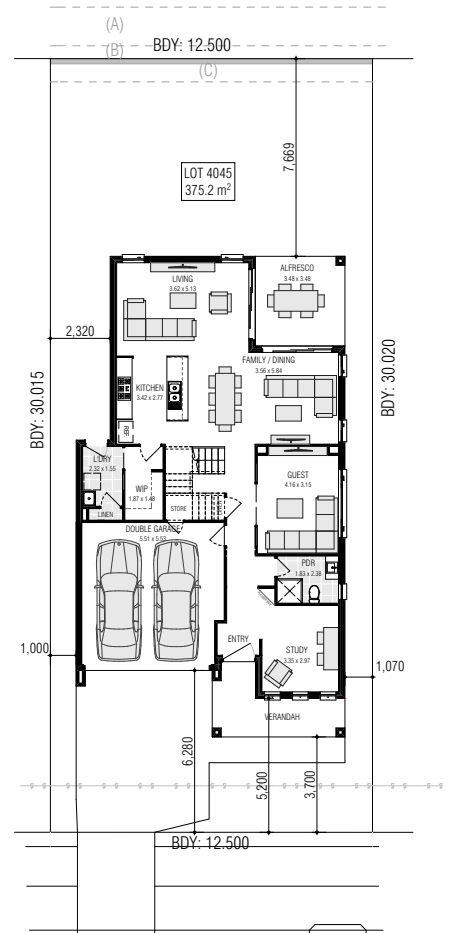
**INCLUDED**

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

**Style. PREMIUM UPGRADES**



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



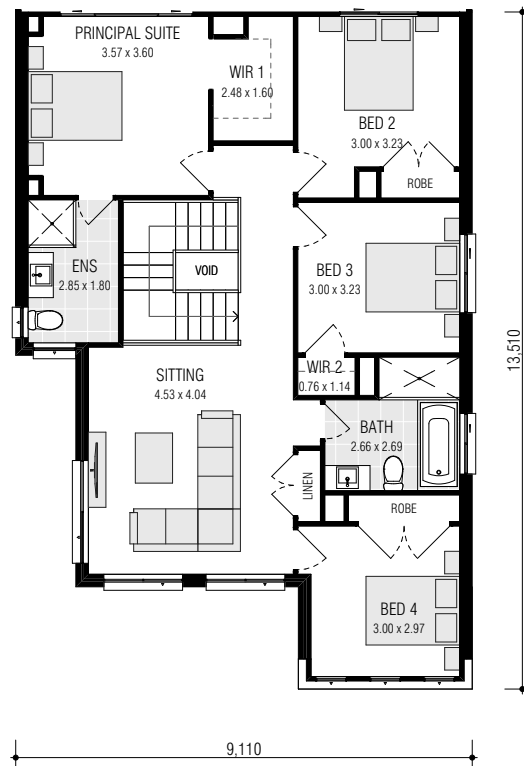
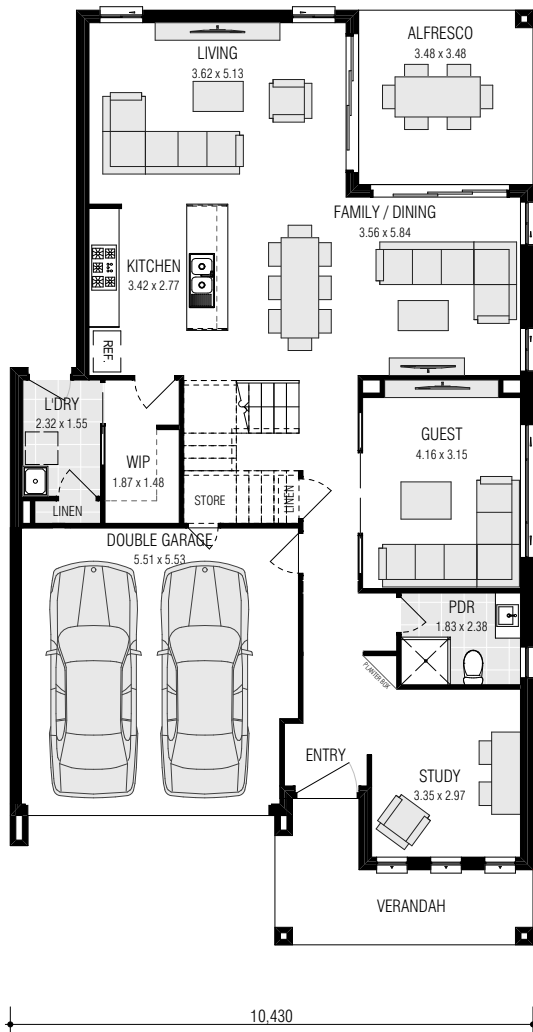
**KELPIE STREET**

(A) EASEMENT TO DRAIN WATER 1.5m WIDE  
(B) EASEMENT FOR SUPPORT AND MAINTENANCE 1.5m 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



## CHATSWOOD 29.0 (0-LOT)(MOD)

FRONTAGE REQUIRED (MINIMUM): 11.83m  
 HOUSE SIZE: 277.51 m<sup>2</sup>  
 SQUARES: 29.9sq  
 DATE: 26/09/2025

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  | 117.01                      |
| First Floor   | 106.03                      |
| Garage        | 32.38                       |
| Alfresco      | 12.11                       |
| Verandah      | 9.98                        |
| <b>Totals</b> | <b>277.51 m<sup>2</sup></b> |

CLIENT INITIALS.....