



\$1,169,900

FIXED PRICE
House and land Package

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.

LOT 4055 OAT STREET - NORTH WILTON

LAND SIZE: 511.6m² | HOUSE SIZE: 220.23m² | SQUARES: 22.1 Sq

LYNBROOK 22.4 MOD |
NEW TRADITIONAL MK 2 FACADE
INCLUSIONS:

- Tiling to Verandah, Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Rumpus Study, Living & 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
- 6.6kW Solar Panel System & 5kw Battery

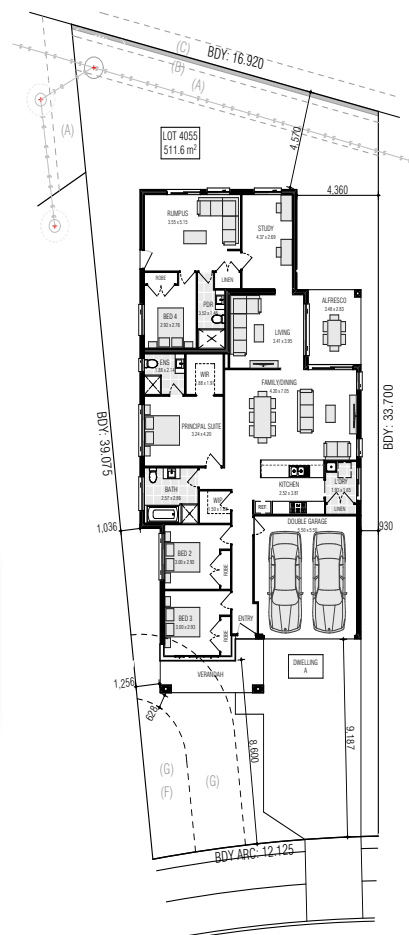
BASIX 100
INCL. 6.6KW
SOLAR & BATTERY

Style. PREMIUM UPGRADES

4 3 2

Future Ready:
DUAL LIVING POTENTIAL

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



OAT STREET

- (A) EASEMENT TO DRAIN WATER 1.5m WIDE
- (B) EASEMENT FOR SUPPORT AND MAINTENANCE 0.5m WIDE
- (C) EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9m WIDE
- (F) RESTRICTION ON THE USE OF LAND (NO.6)
- (G) RESTRICTION ON THE USE OF LAND (NO.7)

AGENT NAME

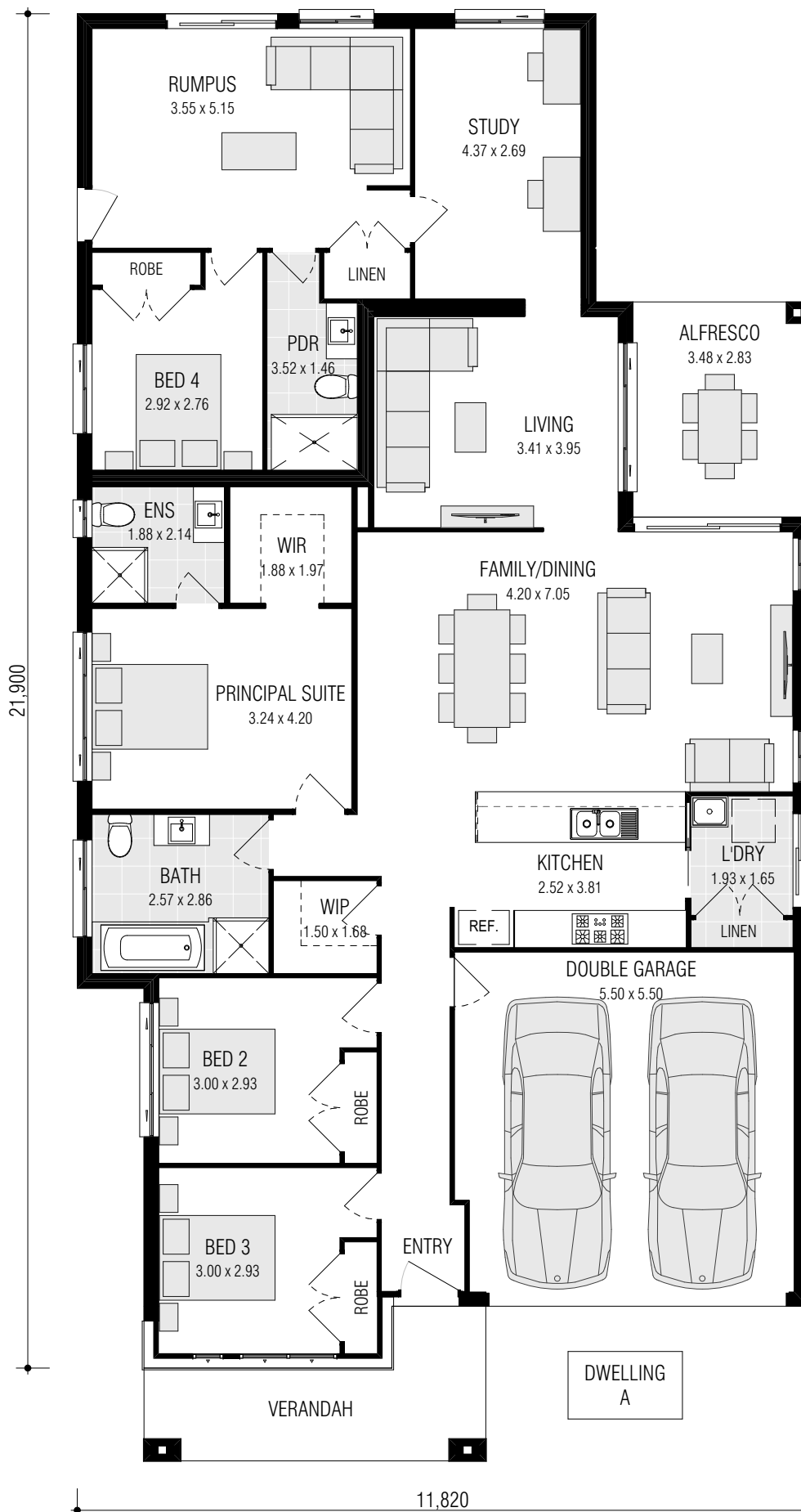
M: XXXX XXX XXX | Ph: XXXX XXXX

E: _____@firststyle.com.au

DISPLAY NAME

Display Address here





LYNBROOK 22.4 (2 STEP DUAL LIVING)(MOD)

STEP 1

FRONTAGE REQUIRED (MINIMUM): 12.41m
HOUSE SIZE: 220.23 m²
SQUARES: 22.1sq
DATE: 12/06/2026

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	187.30
Garage	32.37
Alfresco	9.85
Verandah	9.82
Totals	239.34 m ²

CLIENT INITIALS.....