

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



ARTIST IMPRESSION ONLY. CEDAR FAÇADE AS ILLUSTRATED.

GILMORE 33.0 MOD DUAL LIVING

LAND SIZE: 501.2m² | HOUSE SIZE: 303.71m² | SQUARES: 32.7Sq

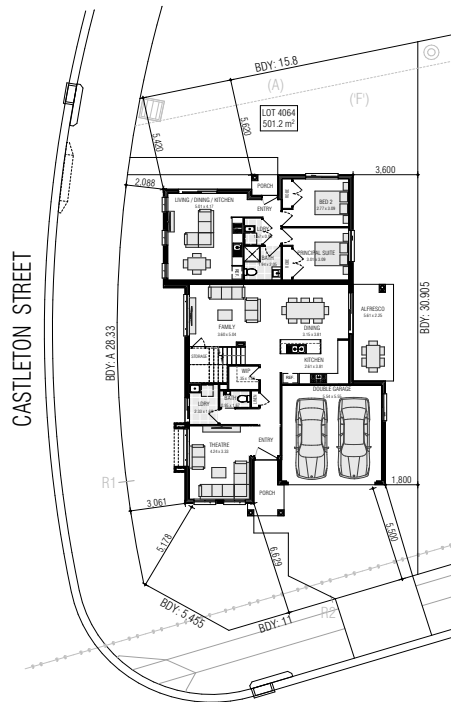
\$1,223,900 CEDAR
FAÇADE
INCLUDED

LOT 4064 CNR AXFORD AVE & CASTLETON ST - AIRDS

INCLUSIONS (MAIN DWELLING ONLY):

- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Tiling to Entry, Kitchen, Living/Dining, Alfresco, & Porch.
- ✓ Carpet to Theatre, Stairs, Sitting & Bedrooms.
- ✓ Metal Roof
- ✓ 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*
PREMIUM UPGRADES



AXFORD AVENUE
(A) EASEMENT TO DRAIN WATER 1.5 WIDE & VARIABLE
(F) LOT AFFECTED BY FILL
(R1) - (R2) RESTRICTION ON THE USE OF LAND

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

***DUAL LIVING D/S INCLUSIONS:**

- Ceramic Tiling to Porch
- Vinyl to Kitchen, Living/Dining
- Carpet to Bedrooms
- Laminated Kitchen Cupboards & Benchtop
- 600mm Westinghouse appliances
- Split System Air conditioning

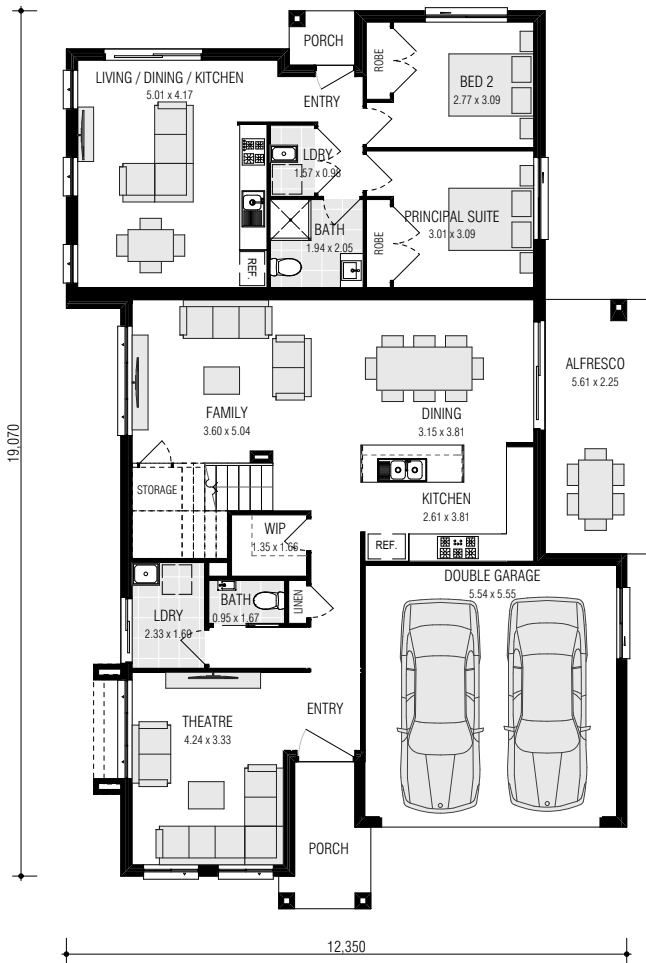


DUAL LIVING CONTRIBUTIONS
TO COUNCIL INCLUDED

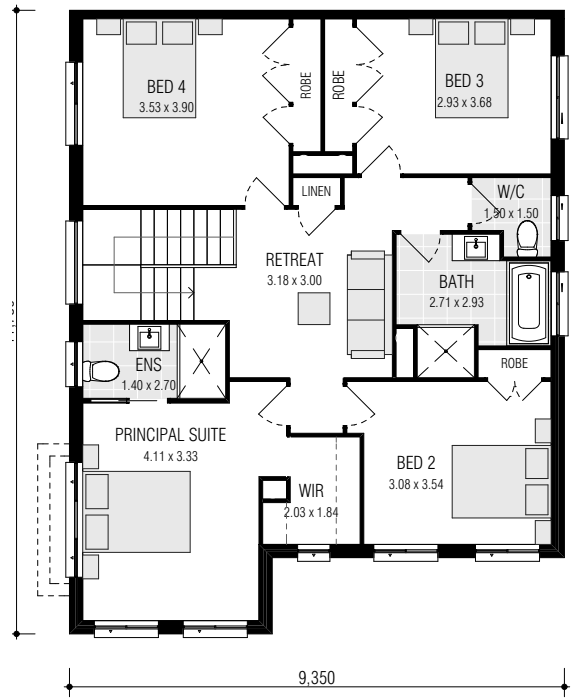
CLIENT INITIALS.....

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



GROUND FLOOR



FIRST FLOOR

GILMORE 33.0 (DUAL LIVING - 2 BED) (MOD)

FRONTAGE REQUIRED (MINIMUM): 14.21m
 HOUSE SIZE: 303.71 m²
 SQUARES: 32.7sq
 DATE: 29/06/2022

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

Dwelling A		Dwelling B	
Gross Areas	94.33	Gross Areas	59.90
Ground Floor	94.33	Ground Floor	59.90
First Floor	102.19	Porch	1.74
Garage	33.61	Totals	61.64 m ²
Alfresco	6.75		
Porch	5.19		
Totals	242.07 m ²		

CLIENT INITIALS.....