

**FIXED
DESIGN**



**6
BEDROOMS**



**DUAL LIVING
Design**

\$1,259,900

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 411 CROWE STREET - APPIN

LAND SIZE: 509.6m² | HOUSE SIZE: 263.17m² | SQUARES: 27.5Sq

WAVERLY 27.5 MKII DL MOD | STRATTON FACADE

INCLUSIONS: Main Dwelling

- Tiling to Porch Entry, Kitchen, Family/Dining & Alfresco
- Carpet to Rumpus & 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
- Subject to Council Approval

Style. PREMIUM UPGRADES

6  **3**  **2** 

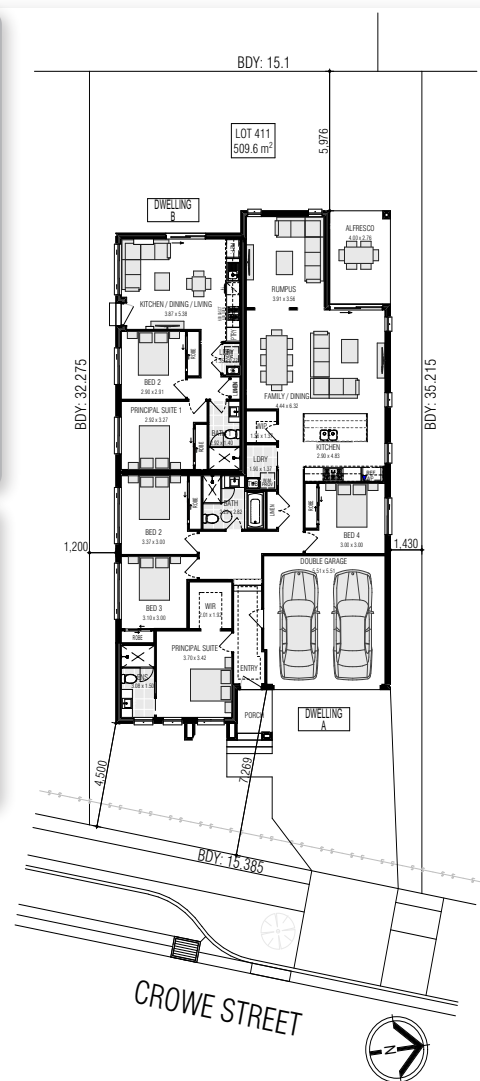
UPGRADES PLUS

- Two-tone Kitchen Cupboards
- Finger Pull to Overhead Kitchen Cupboards
- Front Door Upgrade
- Accent Internal Panel Doors
- Gloss Vanities
- Full Height Wall Tiling to Bathroom & Ensuite
- Selected Glazed Porcelain Tiles to the Main Floor Areas (500x500)
- Water Point fridge Space
- Fly screens to all openable windows

*DUAL LIVING S/S INCLUSIONS:

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

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



AGENT NAME

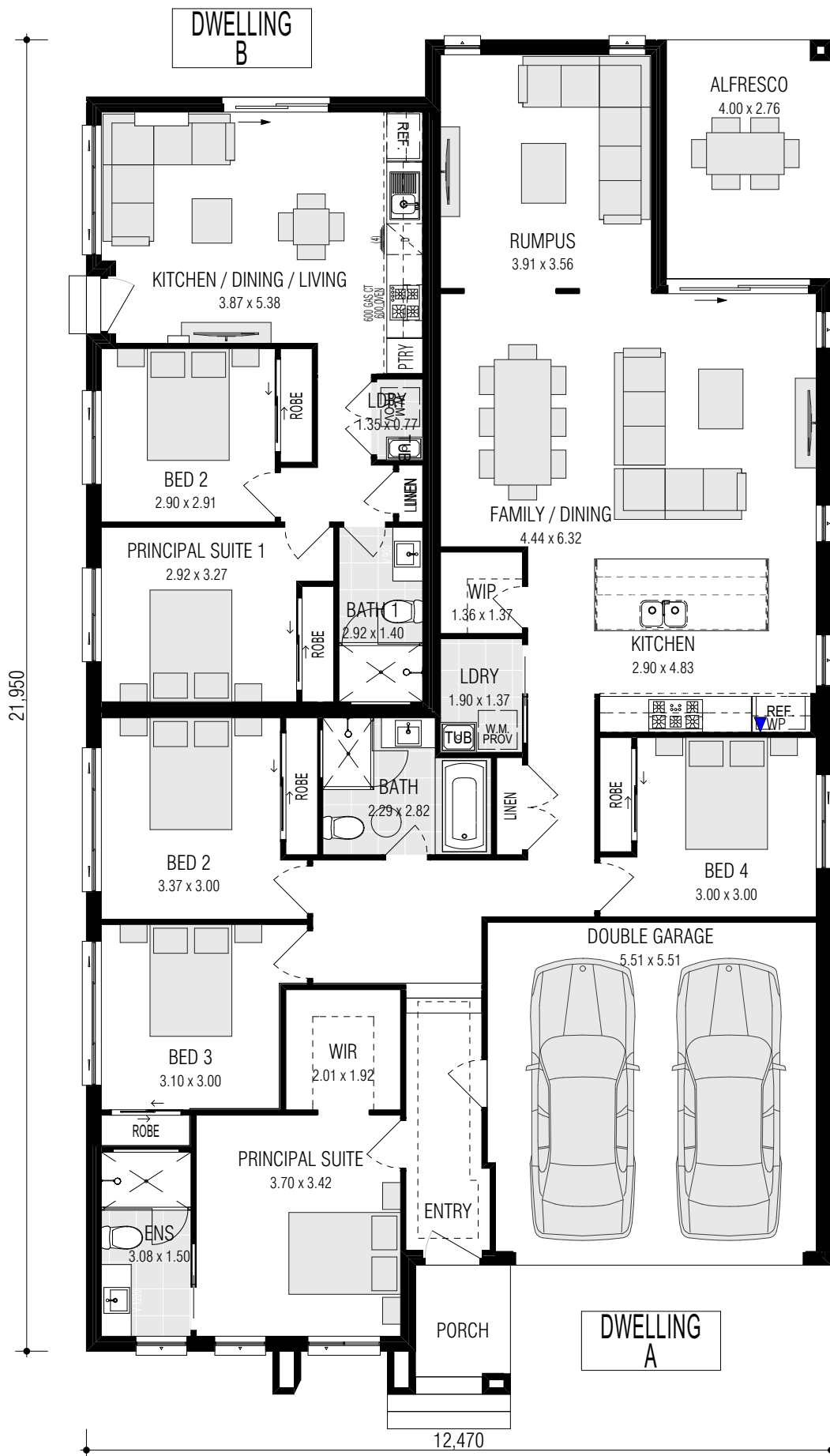
M: XXXX XXX XXX | Ph: XXXX XXXX

E: _____@firststyle.com.au

DISPLAY NAME

Display Address here





WAVERLY 27.5 MKII (DUAL LIVING) MOD

FRONTAGE REQUIRED (MINIMUM): 14.33m
 HOUSE SIZE: 263.17 m²
 SQUARES: 27.5sq
 DATE: 10/09/2026

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

Dwelling A	Dwelling B
Gross Areas	Gross Areas
Ground Floor	Ground Floor
Garage	Garage
Alfresco	Alfresco
Porch	Porch
Totals	Totals

CLIENT INITIALS.....