



ARTIST IMPRESSION ONLY

\$1,385,900

FIXED PRICE
House and land Package

LOT 411 ROAD 06 - APPIN GROVE

LAND SIZE: 509.6 m² | HOUSE SIZE: 334.27 m² | SQUARES: 36.0 Sq

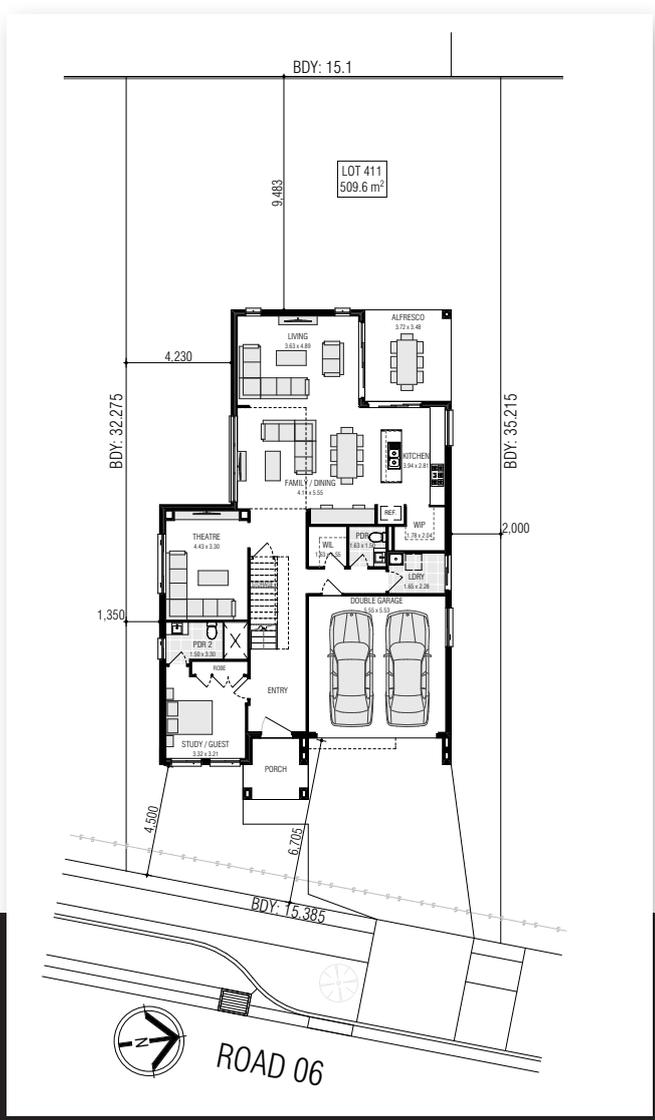
GRANTHAM 36.0 MKII | HARLOW FACADE

INCLUSIONS:

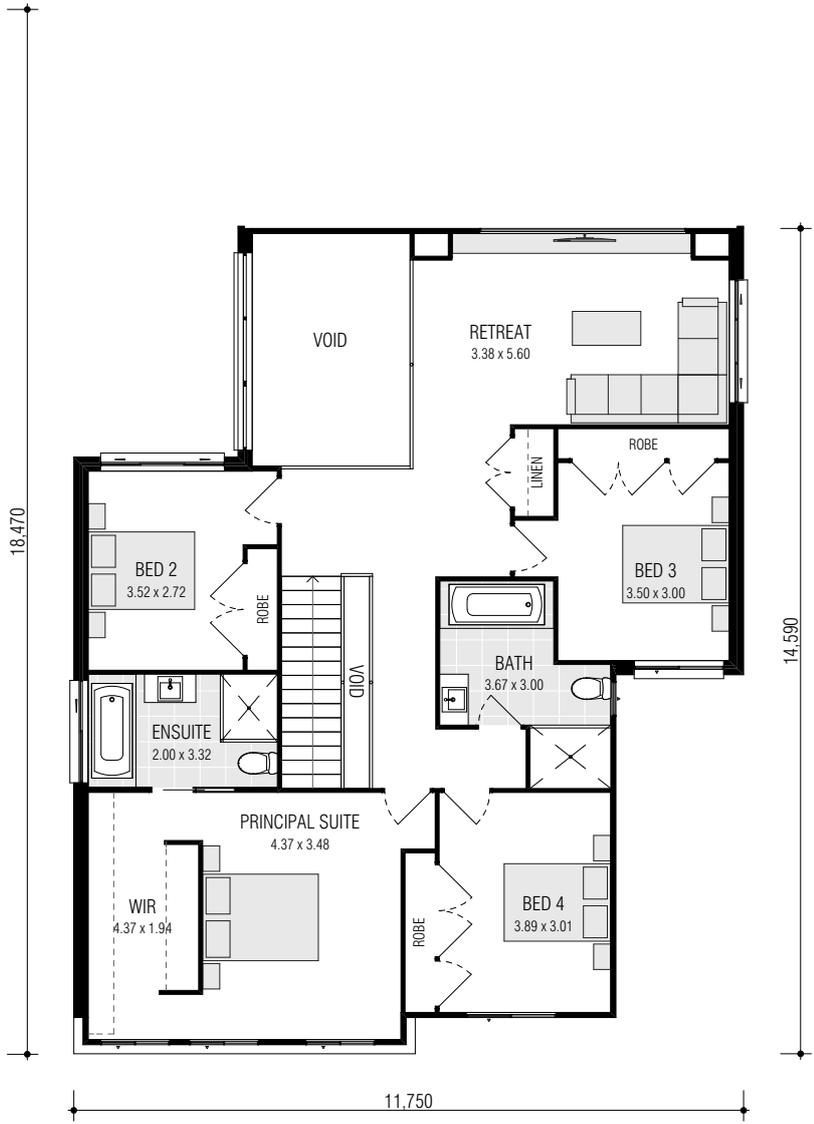
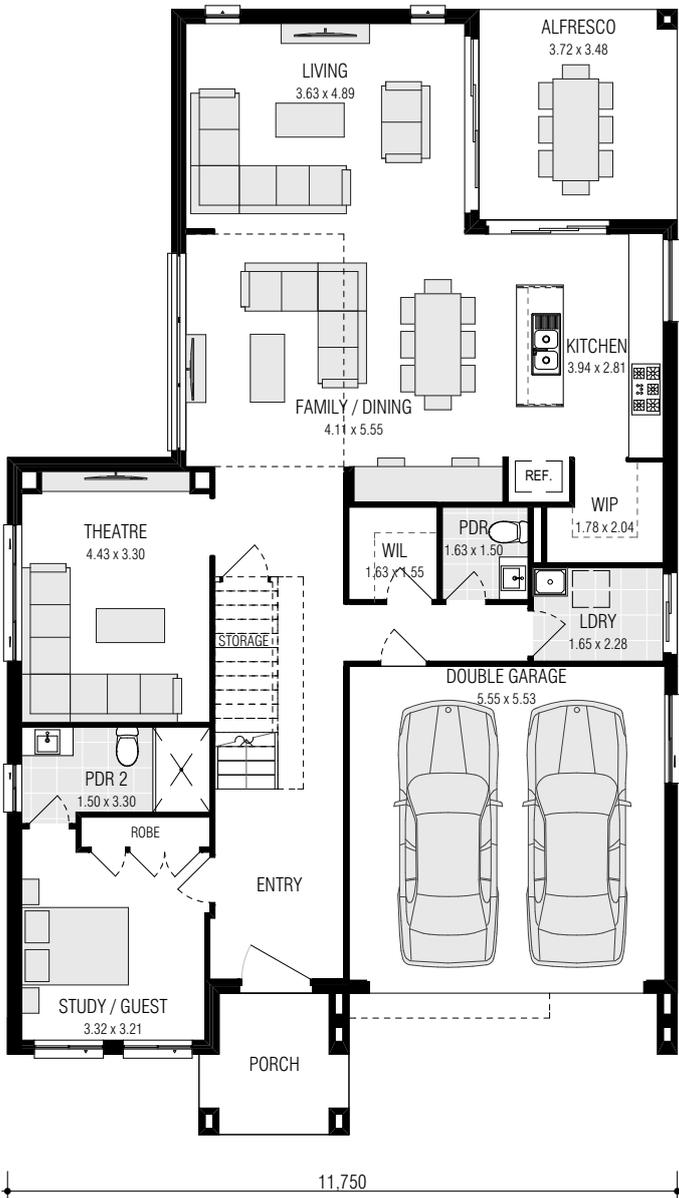
- Fixed Site Costs & Basix Requirements
- Coloured concrete Driveway & Pathway to Porch
- 1200mm wide Front Entry Door with smart locks (stain finish)
- 2.7m Ceilings and Increased external window and door heights to suit higher ceiling (ground floor only)
- Tiling to Porch Entry, Kitchen, Family/Dining, Living & Alfresco
- Carpet to Theatre, Study/guest, Stairs, Sitting & Bedrooms
- 40mm Stone benchtop to Kitchen with undermount sink
- Choice of Westinghouse Dark Stainless or SMEG Appliances
- Plumbed Water point to Fridge Space (connected by owner)
- Full height tiling to bathroom and main ensuite
- Freestanding Bathtub
- Tiled Niche to showers
- 1.2m Laundry cabinet with drop in tub
- 3 Coat paint system
- 20 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 6.6kW Solar and 10kW Battery
- **MANY MORE LUXE UPGRADES INCLUDED**



House and Land Package is 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



GRANTHAM 36.0 MKII

FRONTAGE REQUIRED (MINIMUM): 14.15m
 HOUSE SIZE: 334.27 m²
 SQUARES: 36.0q
 DATE: 27/02/2026

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	139.29
First Floor	142.54
Garage	33.29
Alfresco	12.95
Porch	6.20
Totals	334.27 m²

CLIENT INITIALS.....