

# PREMIUM COLLECTION

FIXED DESIGN - PAY ON COMPLETION\*



LOT 4438 MOUNT CARMEL DRIVE BOX HILL NSW

Oxley Brick Facade

## \$1,569,900



5



4



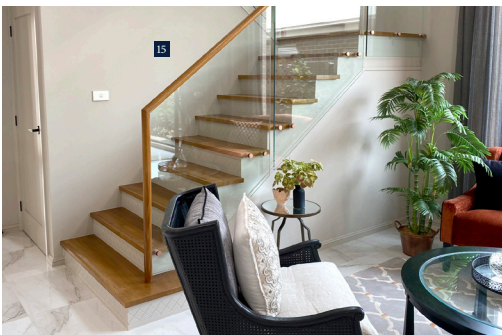
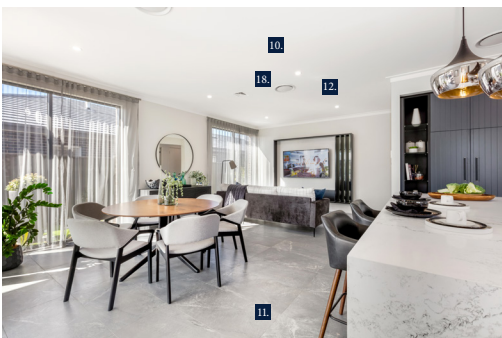
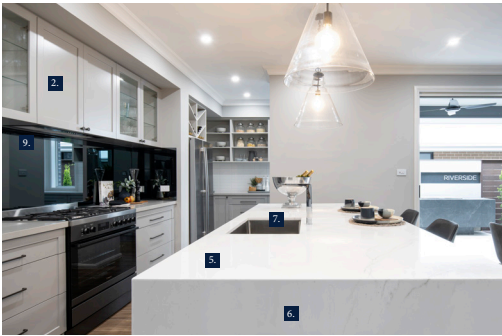
2



AGENT NAME  
Ph: XXXX XXXX  
E: \_\_\_\_\_@firststyle.com.au

DISPLAY CENTER NAME  
Insert Address Here

# Premium Upgrade Package



## Kitchen Upgrades

1. 900mm Westinghouse Electric Oven and Gas Cooktop
2. Polyurathane - v-Groove Profile Kitchen
3. Increase Overhead Cupboards
4. Water point to Fridge Space (for future connection by client)
5. 40mm upgraded Stone benchtop to kitchen
6. Waterfall ends to Island Bench
7. Undermount Kitchen Sink
8. Sharknose profile to undermount and fingerpull to overhead cabinetry
9. Integrated Rangehood

## Internal Upgrades

10. 2.59m Ceilings (Ground Floor Only)
11. Selected Glazed porcelain tiles and Carpet throughout
12. 20 Downlights
13. Half Splayed Skirting and Architraves
14. Alarm System
15. Staircase Upgrade (design specific)
16. Mirror Sliding Robe Doors
17. Internal Door Upgrades
18. Fully Ducted Air-conditioning
19. Insulation to Ceiling & Walls (Except Garage)
20. Natural gas package incl. Instantaneous HWS

## External Upgrades

21. Lane Back to back pull bar Handle in Brushed SS Finish to Front Entry door
22. Flyscreens to all openable windows
23. T2 Termite Treated Frame
24. Perimeter Termite Protection
25. Fixed price site costs & BASIX
26. Colour on concrete Driveway and Path to porch
27. Remote Control Sectional Garage Door
28. Roof sarking & Whirly birds
29. 6.6KW Solar Panel System

## Laundry Upgrades

30. Laminate 1.5m laundry fitout with drop in tub & flex tap

## Bathroom Upgrades

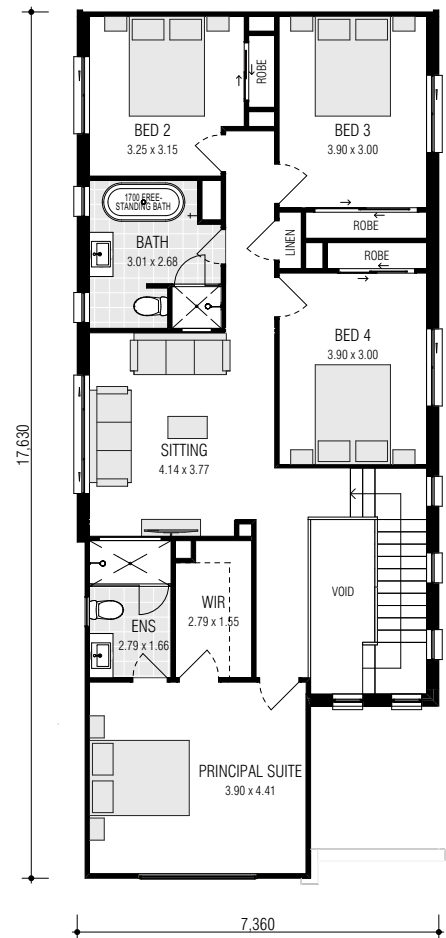
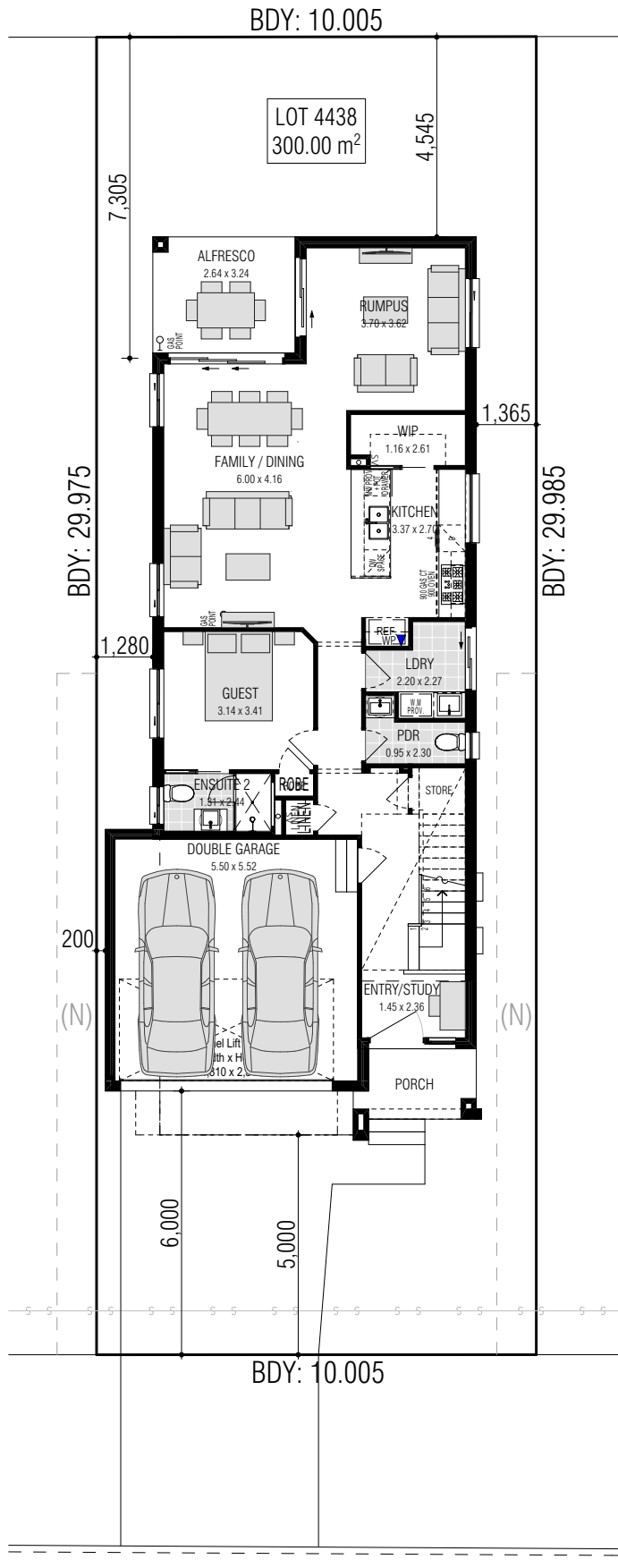
31. Full height Tiling to Master Ensuite & Bathroom
32. Freestanding Bath
33. Upgrade to Limni Toilet
34. Vanity Upgrades (Myall with Finger pull)
35. Timber look laminate (woodmatt) Vanities
36. Siema Limni 530 Inset Basin with Taphole
37. Eco Dual Shower (98750)
38. Mirage Shower Screens
39. Tiled Niches

**One contract, Pay on Completion\***

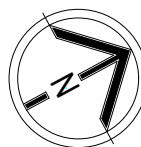
NOTE: Photographs are shown for illustrative purposes and may differ to products provided, including but not limited to colours, finishes and layout.

# EMERALD 29.3

LAND SIZE: 300m<sup>2</sup> | HOUSE SIZE: 270.96m<sup>2</sup> | SQUARES: 29.35q



MOUNT CARMEL DRIVE



# Display Home LOCATIONS

## 1. LEPPINGTON

### HEMOWORLD LEPPINGTON

67 Berkshire Circuit, Leppington NSW 2179

**PH:** 9606 4175 **E:** emeraldhills@firststyle.com.au

**ON DISPLAY:** Chatswood, Emerald, Riverside & Keswick

## 2. AUSTRAL

### AUSTRAL DISPLAY VILLAGE

14 Harrismith Cres, Austral 2179

**PH:** 9608 9777 **E:** austral@firststyle.com.au

**ON DISPLAY:** Hayman & Montara

## 3. BOX HILL

### HEMOWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

**PH:** 8630 2020 **E:** boxhill@firststyle.com.au

**ON DISPLAY:** Grantham, Avoca & Clovelly

## 4. WARNERVALE

### HEMOWORLD WARNERVALE

44 Turret Circuit, Warnervale 2259

**PH:** 9138 7753 **E:** warnervale@firststyle.com.au

**ON DISPLAY:** Albury & Portofino

## 5. MENANGLE PARK

### MENANGLE PARK DISPLAY VILLAGE

9 Subzero Crescent, Menangle Park NSW 2563

**PH:** 8630 0430 **E:** menanglepark@firststyle.com.au

**ON DISPLAY:** Norwood & Fitzroy

## 6. ORAN PARK

### HEMOWORLD ORAN PARK

Cnr Allambie Circuit & Condamine Street Oran Park NSW 2570

**PH:** 7813 5306 **E:** oranpark@firststyle.com.au

**ON DISPLAY:** Sorento, Waverly, Grandeur, Grantham & Amira



[WWW.FIRSTSTYLE.COM.AU](http://WWW.FIRSTSTYLE.COM.AU)

DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish (Display Homes may vary based on design) to the standard design and may also depict fixtures, finishes & features not supplied by Firststyle Homes such as, but not limited to, landscaping & outdoor features, furnishing, decorative items, window furnishing. Dimensions are approximate only and may vary according to façade. Firststyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice.

Firststyle Homes Pty Ltd ABN 59 087 773 779 B.L.113412C | BROCHURE CREATED