

COMPLETED  
HOME  
INSPECT  
TODAY

\$1,339,900

ARTIST IMPRESSION ONLY.

FIXED PRICE  
House and land Package

LOT 5 PRIVATE ROAD - EDMONDSON PARK  
LAND SIZE: 338.9m<sup>2</sup> | HOUSE SIZE: 275.75m<sup>2</sup> | SQUARES: 29.7 Sq

## MONTARA CUSTOM | OXLEY BRICK FACADE

### INCLUSIONS:

- Tiling to Entry/Study, Kitchen, Dining/Family & Alfresco
- Carpet to Living/Theatre, Stairs, Sitting & Bedroom
- Gas package incl. Instantaneous HWS
- Fixed Site Costs & Basix Requirements
- 2.59m Ceilings (ground floor only)
- Perimeter Protection
- Coloured concrete Driveway & Pathway to Porch
- Remote Control Panel Lift Garage Door
- Stone benchtop to Kitchen
- Westinghouse Appliances
- Alarm System
- 10 LED Downlights
- Fully Ducted Day/Night Air Conditioning

25  
YEARS

PREMIUM UPGRADES

4  3  2 

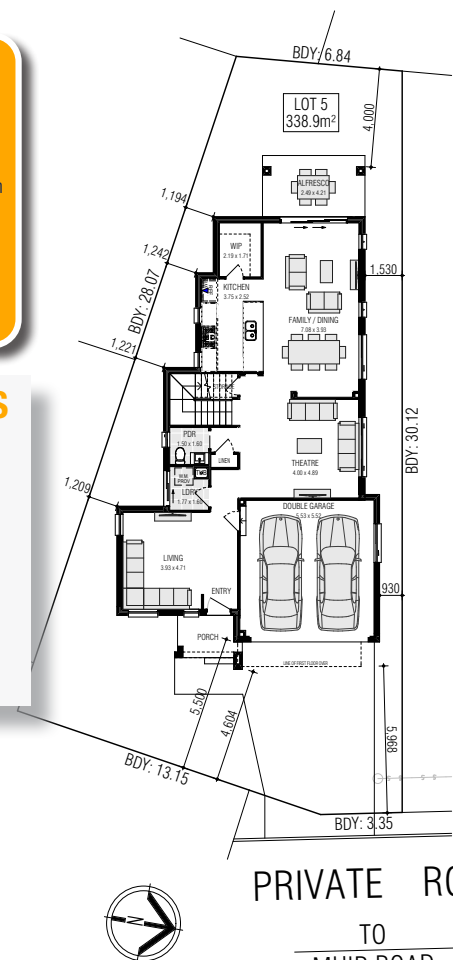
### ALSO INCLUDED

Gloss vanities  
Gloss two-tone kitchen cupboards  
Accent Internal Panel Doors  
Full height wall tiling to Bathroom & Ensuite  
Selected Porcelain Tiles to the main floor areas (500x500)  
Capped Off Point for Fridge space  
Extra Gas Point to Alfresco

### INCLUSIVE PLUS

Turf to front & rear  
Letterbox  
Planting to front yard  
Fencing to Rear & Side boundaries  
1 x side Gate and fixed panel as required  
Washed pebble path to sides

House and Land Packages 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

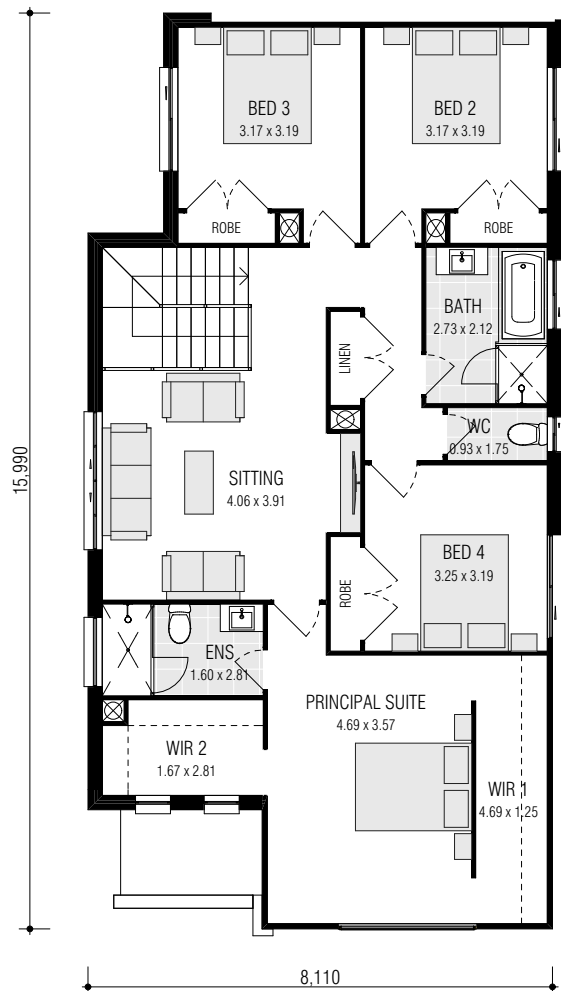
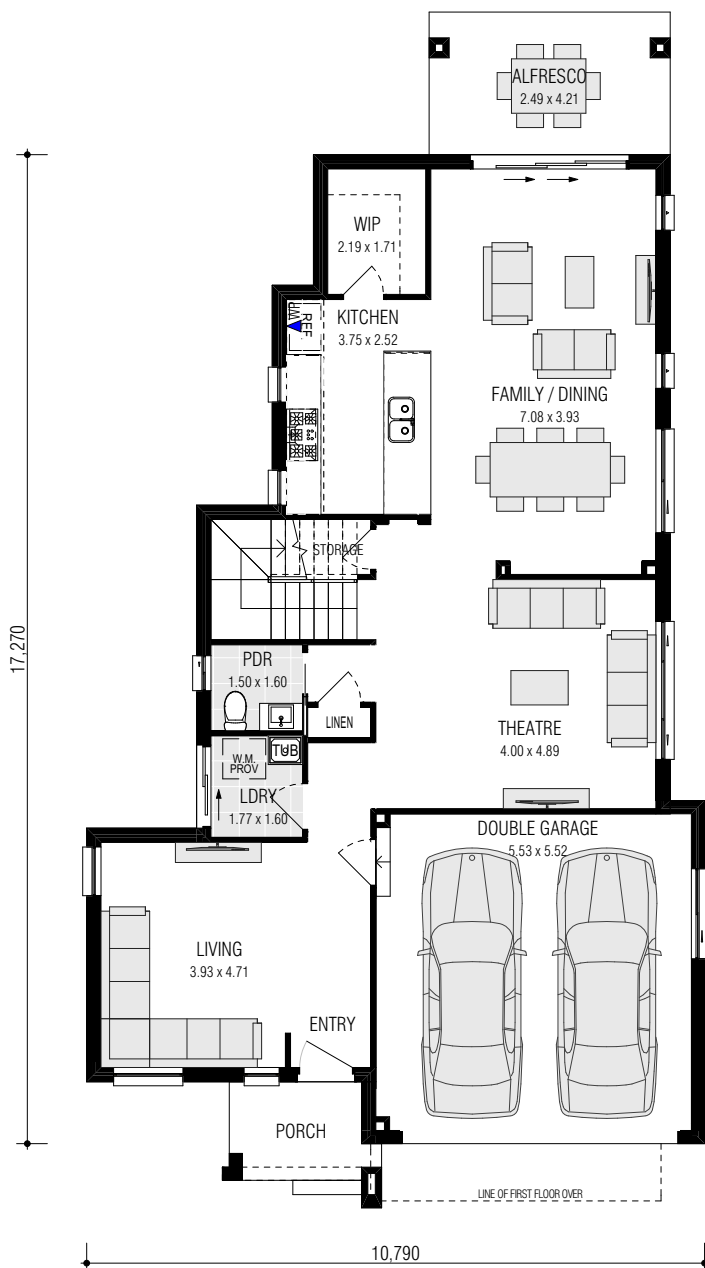
M: XXXX XXX XXX | Ph: XXXX XXXX

E: \_\_\_\_\_@firststyle.com.au

DISPLAY NAME

Display Address here

  
FIRSTSTYLE  
HOMES



## CUSTOM MONTARA

FRONTAGE REQUIRED (MINIMUM): 12.65m  
 HOUSE SIZE: 275.75 m<sup>2</sup>  
 SQUARES: 29.7sq  
 DATE: 30/11/2022

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

Gross Areas	
Ground Floor	108.62
First Floor	118.79
Garage	33.47
Alfresco	10.48
Porch	4.39
Totals	275.75 m <sup>2</sup>

CLIENT INITIALS.....