ARTIST IMPRESSION ONLY.

$995,900

FIXED PRICE
House and land Package

LOT 56 ST MORITZ STREET - AUSTRAL
LAND SIZE: 310.m² | HOUSE SIZE: 152.86m² | SQUARES: 16.5 Sq
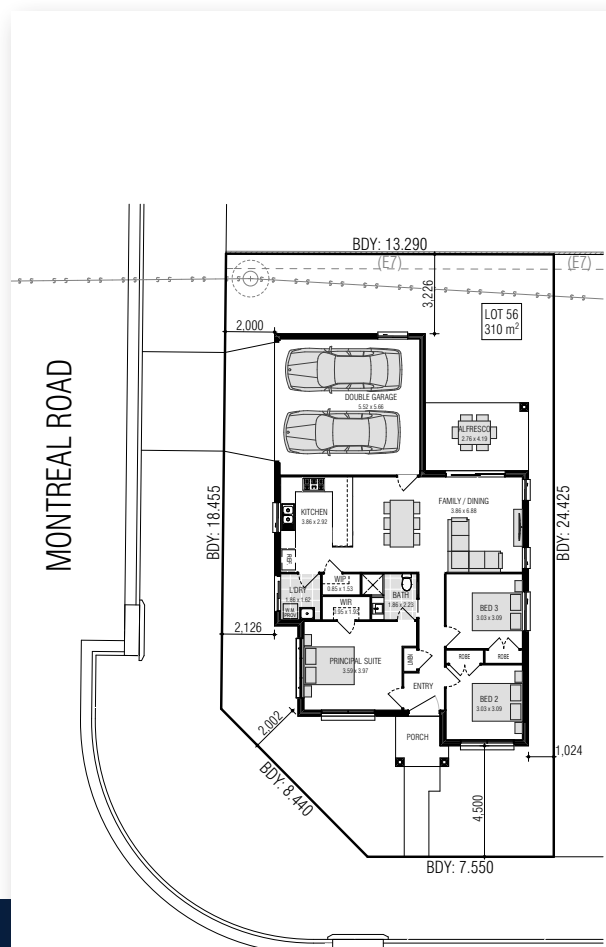
CUSTOM 16.5 SIDE ACCESS | ASPEN SA FACADE

INCLUSIONS:

- Tiling to Porch Entry, Kitchen, Family/Dining & Alfresco
- Carpet to 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
- 3.5kW Solar Panel System & 5kW battery

· **Style. PREMIUM UPGRADES**

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MONTREAL ROAD

BDY: 13.290 (E7) (E7)

3.226

LOT 56 310 m²

2,000

DOUBLE GARAGE 5.52 x 5.66

ALFRESCO 2.76 x 4.19

BDY: 18.455

KITCHEN 3.86 x 2.92

FAMILY / DINING 3.86 x 6.88

BDY: 24.425

WIP 0.85 x 1.5

BATH 1.86 x 2.25

BED 3 3.03 x 3.09

L'DRY 1.86 x 1.88

WIR 0.85 x 1.64

PRINCIPAL SUITE 3.59 x 3.97

ROBE

ROBE

2,126

ENTRY

BED 2 3.03 x 3.09

2,002

PORCH

1,024

BDY: 8.440

4.500

BDY: 7.550

ST. MORITZ STREET
(E7) EASEMENT FOR SUPPORT 0.6m WIDE

FIRSTYLE HOMES

AGENT NAME
M: XXXX XXX XXX | **Ph**: XXXX XXXX
E: _____@firstyle.com.au

DISPLAY NAME
Display Address here

DOUBLE GARAGE
5.52 x 5.66

ALFRESCO
2.76 x 4.19

KITCHEN
3.86 x 2.92

REF.

FAMILY / DINING
3.86 x 6.88

WIP
0.85 x 1.53

L'DRY
1.86 x 1.62

W.M. PROV

WIR
0.95 x 1.93

BATH
1.86 x 2.23

BED 3
3.03 x 3.09

PRINCIPAL SUITE
3.59 x 3.97

LINEN

ROBE

ROBE

ENTRY

BED 2
3.03 x 3.09

PORCH

16,710

10,300
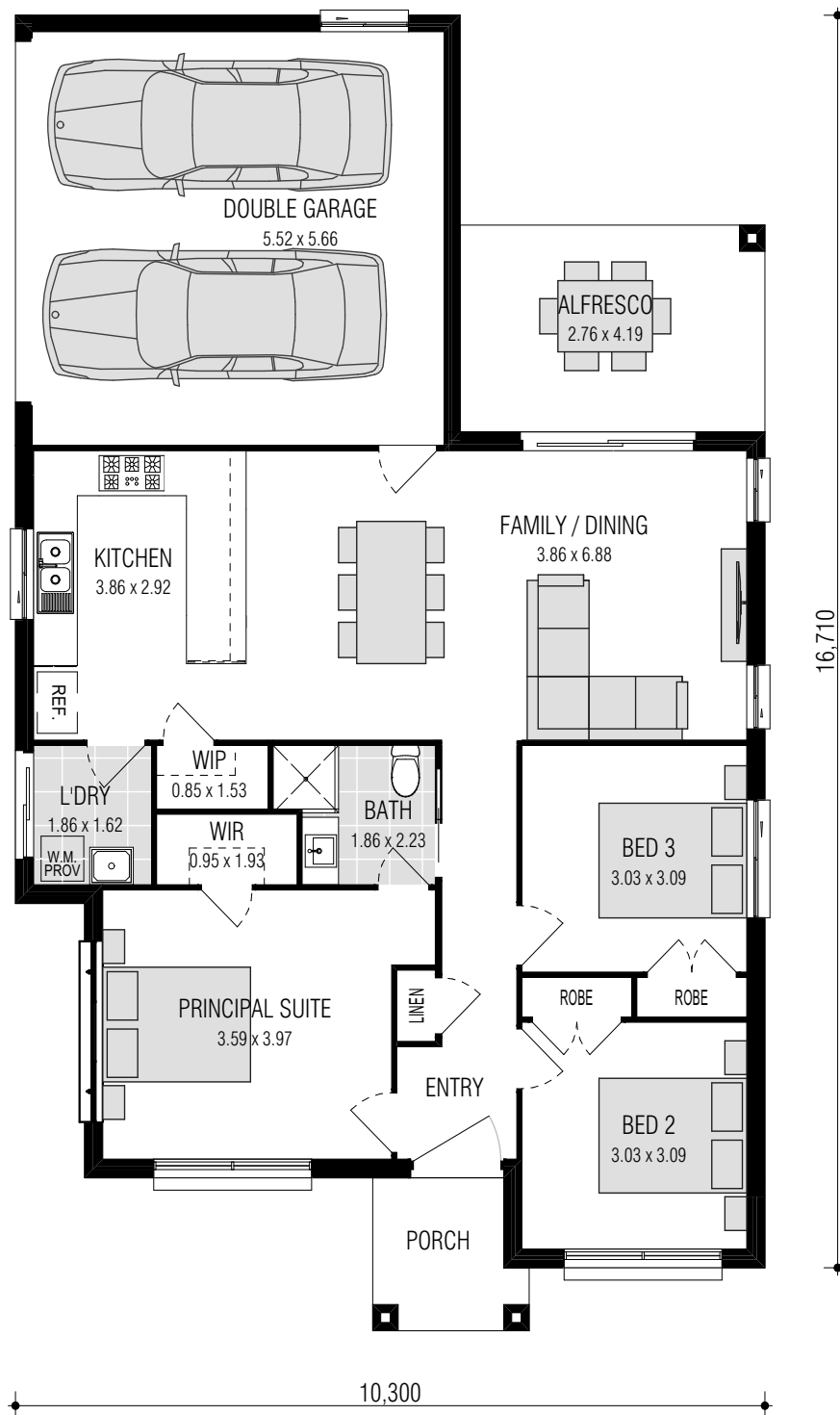
CUSTOM 16.5 (SIDE ACCESS)

FRONTAGE REQUIRED (MINIMUM): 13.23m
HOUSE SIZE: 152.86 m²
SQUARES: 16.5sq
DATE: 18/09/2024

Gross Areas	
Ground Floor	102.30
Garage	35.03
Alfresco	11.56
Porch	3.97
Totals	152.86 m²

CLIENT INITIALS....................