

**FIXED DESIGN**  
**ONE CONTRACT**  
**PAY ON COMPLETION!**

ARTIST IMPRESSION ONLY

**\$1,135,900** **FIXED PRICE  
HOME + LAND  
PACKAGE**

*Brand New Complete Investment!*

## SIERRA 21.6 MOD - TRAD MKIV FACADE (MODIFIED TO SUIT)

LAND SIZE: 304.6m<sup>2</sup> | HOUSE SIZE: 214.04m<sup>2</sup> | SQUARES: 23 Sq

**LOT 6 CULTIVATION RD, AUSTRAL (WOODLANDS ESTATE)**

**INCLUSIONS:**

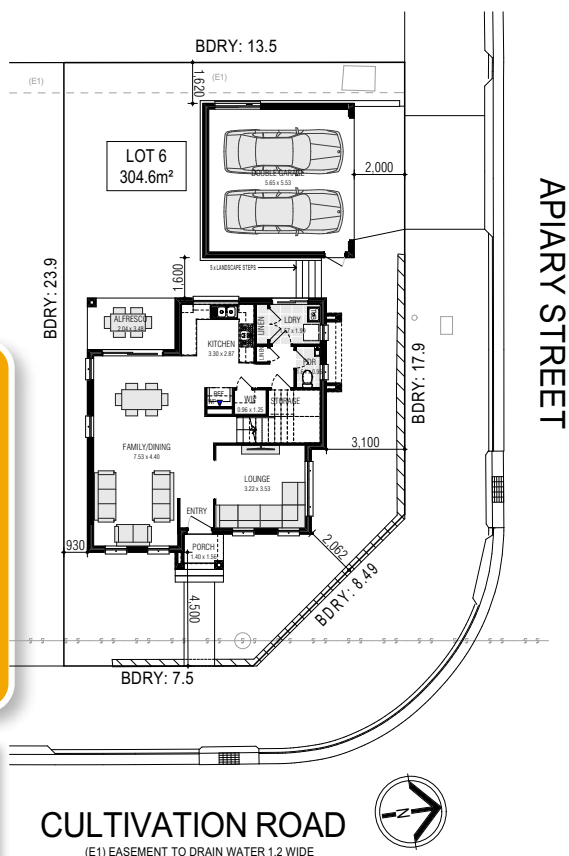
- ✓ 4 Bedrooms with Single Locked-up Garage
  - ✓ Tiling to Porch, Entry, Family/Meals, Kitchen & Alfresco
  - ✓ Carpet to Lounge, Stairs & Bedrooms
  - ✓ Natural gas package incl. Instantaneous HWS
  - ✓ **Fixed Site Costs & Basix Requirements**
  - ✓ Insulation to Ceiling & Walls (Except Garage)
  - ✓ 2.59m Ceilings (ground floor only)
  - ✓ T2 Termite Resistant Frame
  - ✓ Perimeter Termite Protection
  - Coloured concrete Driveway & Pathway to Porch
  - ✓ Remote Control Panel Lift Garage Door
  - ✓ **Stone benchtop to Kitchen**
  - ✓ **900mm Westinghouse Appliances**
  - ✓ Alarm System
  - ✓ 10 LED Downlights
  - ✓ Fully Ducted Day/Night Air Conditioning
  - ✓ **Best Ever** *Promotion\**
- PREMIUM UPGRADES**

## 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
- ✓ Flyscreens to all Openable Windows
- ✓ 40mm stone edge to Kitchen Benchtop

## INCLUSIVE PLUS

- ✓ Turf to front & rear
- ✓ Letterbox
- ✓ Planting to front yard
- ✓ Fencing to rear & side boundaries
- ✓ Washed pebble path to sides

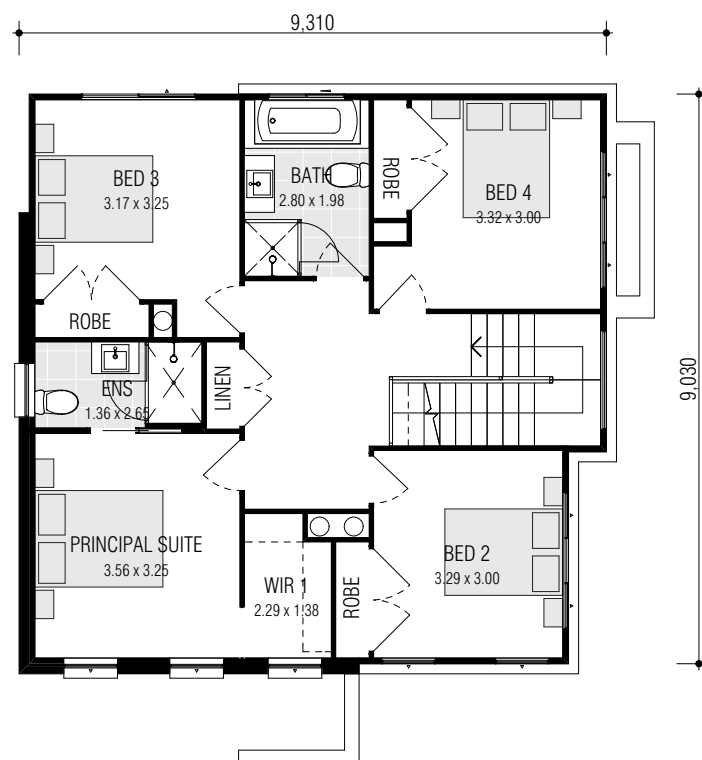
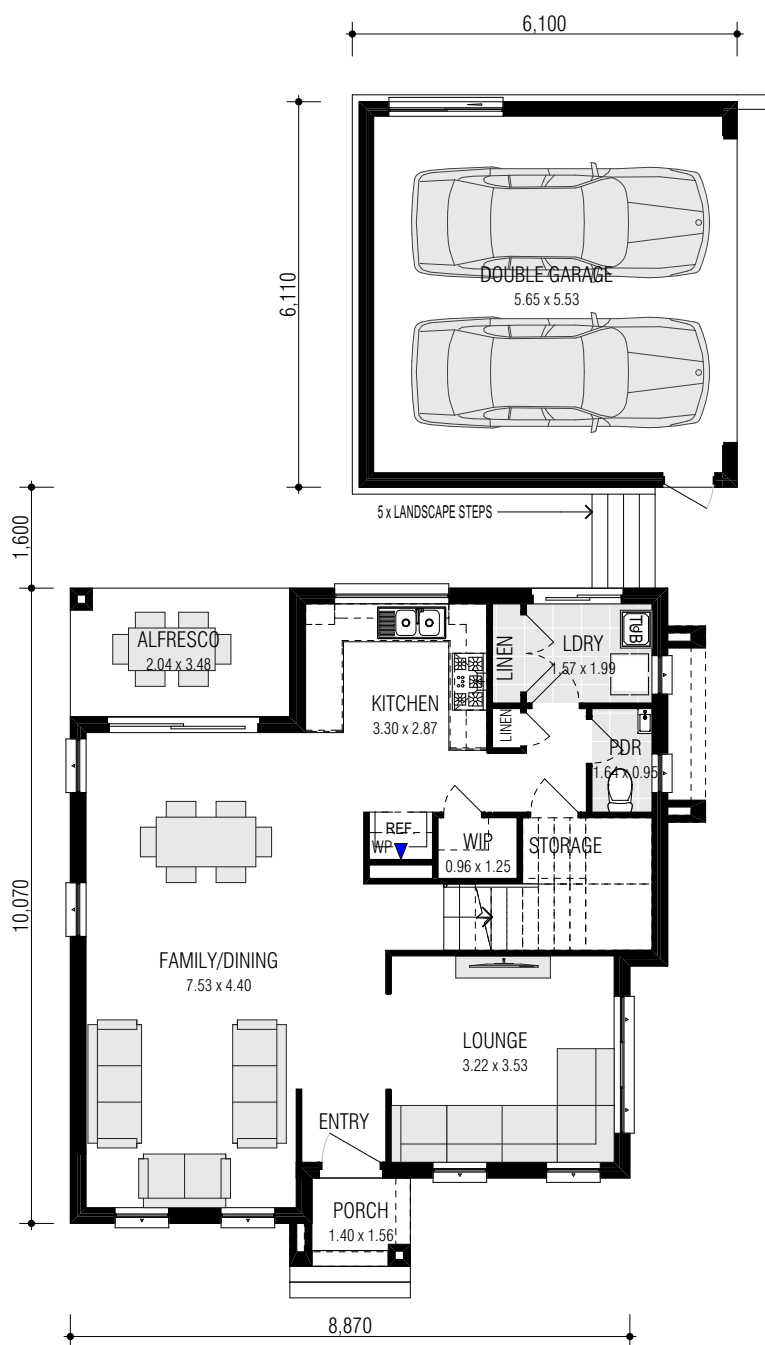


*DISCLAIMER: Our advice is general only does not take into account your specific financial circumstances. Any advice should be sought from your financial advisor. Figures are based on rental averages at the time of creation.*



**Over \$46,880\* of Upgrades Included**

*"Offer provides for the **"Living Inclusions"** as listed to all Contract Homes. The **"Best Ever Promotion Premium Upgrades"** are only available for home designs listed on the current Firstly Homes Price List. This offer is subject to the client entering into a Building agreement within the specified period stated in their Firstly Homes Quotation. Offer applies to single dwelling, contract homes to standard Firstly design. 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. This offer is not available in conjunction with any other offer and is only available to clients requesting a Quotation from 19th April 2021 B.L 113412C*



## Sierra 21.6

FRONTAGE REQUIRED (MINIMUM): 12.5m  
 HOUSE SIZE: 214.04 m<sup>2</sup>  
 SQUARES: 23.0sq  
 DATE: 28/02/2022

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	82.22
First Floor	85.70
Garage	36.60
Alfresco	7.10
Porch	2.42
Totals	214.04 m <sup>2</sup>