LOT 607 HARTLEPOOL ROAD - EDMONDSON PARK

LAND SIZE: 352.8m² | HOUSE SIZE: 218.89m² | SQUARES: 23.6 Sq

$1,548,900

LYNBROOK 22.4 DUET MOD | GLEBE FACADE

COMPLETED HOME

DUAL LIVING / DUAL INCOME

- Includes attached 2 Bedroom Granny Flat
- Landscaping Included
- Potential Rental Income of APPROX $1,100/$1200 PW
- Premium Inclusions, Including Full Height Tiling to Bathroom + Ensuite
- 6.6kw Solar Included
- Close to New Retail Centre + Railway Station

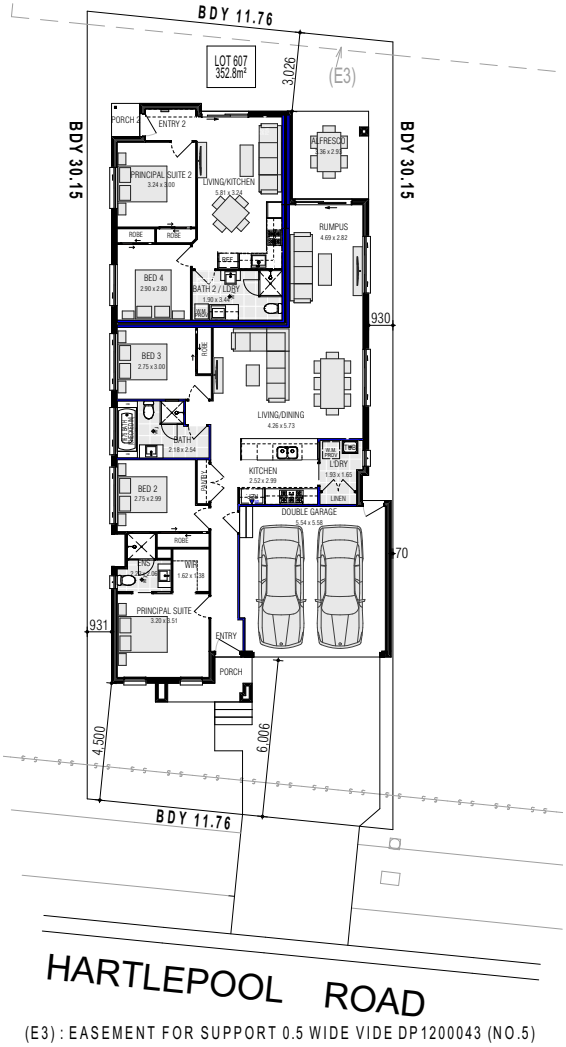
3 | 2 | 2

2 | 1

House and Land Packages is subject to the client entering into a Building agreement within the specified period stated in their Firstyle Homes Quotation. All prices are GST inclusive. Firstyle 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

FIRSTYLE HOMES

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



CLIENT INITIALS.....

INCLUSIONS:

- Tiling to Porch, Entry, Kitchen, Living/Dining, Rumpus & Alfresco
- Carpet to Bedrooms
- Gas Package
- 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
- 10 LED Downlights
- Fully Ducted Day/Night Air Conditioning
- 6.6kW Solar Panel System
- 25 YEARS **PREMIUM UPGRADES**

UPGRADES PLUS

(main dwelling only)

- Two-tone Kitchen Cupboards
- Finger Pull to Overhead Kitchen Cupboards
- Front Door Upgrade
- Accent Internal Panel Doors
- Gloss Vanities
- Full Height Wall Tiling to Bathroom & Ensuite
- Selected Glazed Porcelain Tiles to the Main Floor Areas (500x500)
- Water Point fridge Space
- Fly screens to all openable windows

*DUAL LIVING S/S INCLUSIONS:

- Tiling to Porch, Kitchen/Living
- Carpet to Bedrooms
- Laminated Kitchen Cupboards & Benchtop
- 600mm Westinghouse appliances
- Split System Airconditioning

INCLUDED

- Fence to Side & Rear plus one Gate
- Turf to front and back
- Washed pebbles along both sides
- Letterbox
- Planting as required

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. Firstyle Homes reserves the right to change specifications, materials and suppliers without notice.

B.L 113412C