



LAND SIZE: 431.9m² | HOUSE SIZE: 169.36m² | SQUARES: 18.2 Sq

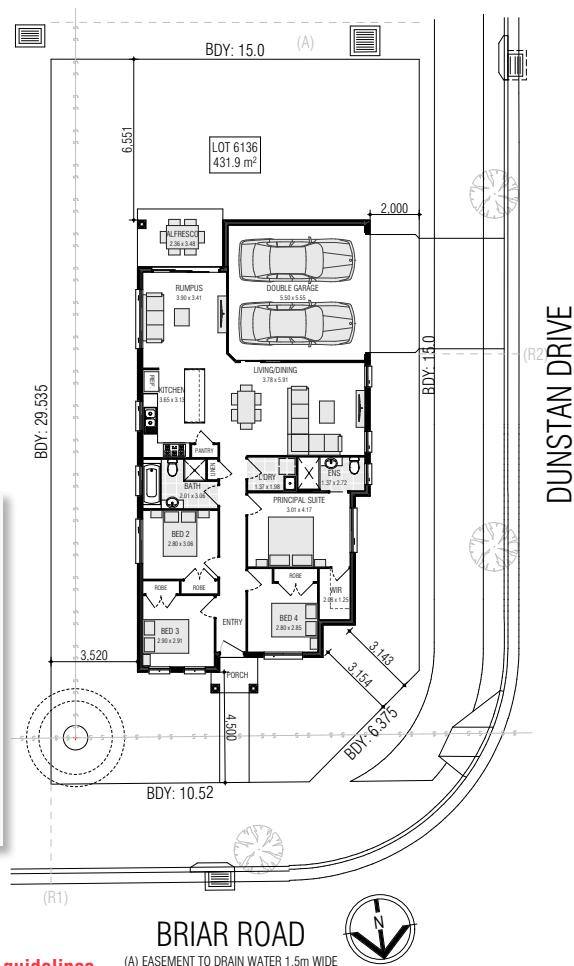
**ALTA CNR
FACADE
INCLUDED**

VALID TO 30.06.21

LOT 6136 CNR BRIAR ROAD & DUNSTAN DRIVE - BRADBURY

- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry, Kitchen, Living/Dining Rumpus and Alfresco
- ✓ Carpet to Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- ✓ **Fixed Site Costs & Basix Requirements**
- ✓ Insulation to Ceiling & Walls (Except Garage)
- ✓ 2.59m Ceilings
- ✓ T2 Termite Treated 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

- ✓ Lapped and Capped Timber Fence to Side & Rear with Expressed Timber Posts, plus One Gate.
- ✓ Turf to front, back and side
- ✓ Washed pebble along the garage side only
- ✓ Hedging to front and side boundary
- ✓ Letterbox
- ✓ Clothesline
- ✓ Planting as required

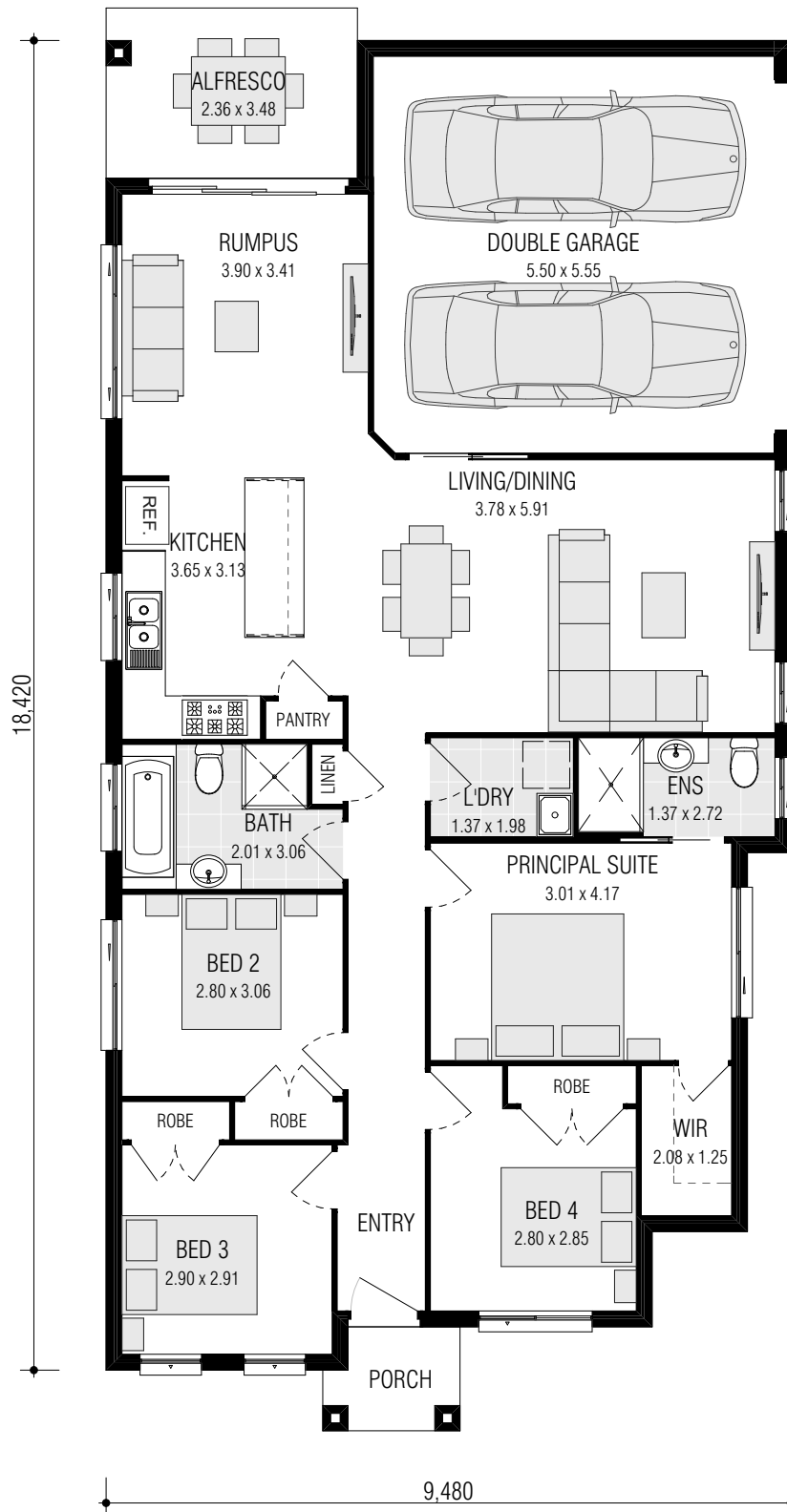


***Subject to design guidelines.**

(A) EASEMENT TO DRAIN WATER 1.5m WIDE

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 Firststyle Homes Price List. This offer is subject to the client entering into a Building agreement within the specified period stated in their Firststyle Homes Quotation. Offer applies to single dwelling contract homes to standard Firststyle 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*



SIDE ACCESS A 18.2

FRONTAGE REQUIRED (MINIMUM): 12.41m
 HOUSE SIZE: 169.36 m²
 SQUARES: 18.2sq
 DATE: 19/05/2021

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	125.18
Garage	33.44
Alfresco	8.21
Porch	2.53
Totals	169.36 m²