



ARTIST IMPRESSION ONLY. TRADITIONAL MKIV FAÇADE AS ILLUSTRATED.

GILMORE 26.7 MOD

LAND SIZE: 481.1m² | HOUSE SIZE: 252.63m² | SQUARES: 27.2 Sq

\$1,069,900

TRADITION MKIV
FAÇADE
INCLUDED

LOT 6277 CRN WATERHOUSE ROAD
& MERINO CRESCENT - AIRDS (NEWBROOK)

INCLUSIONS:

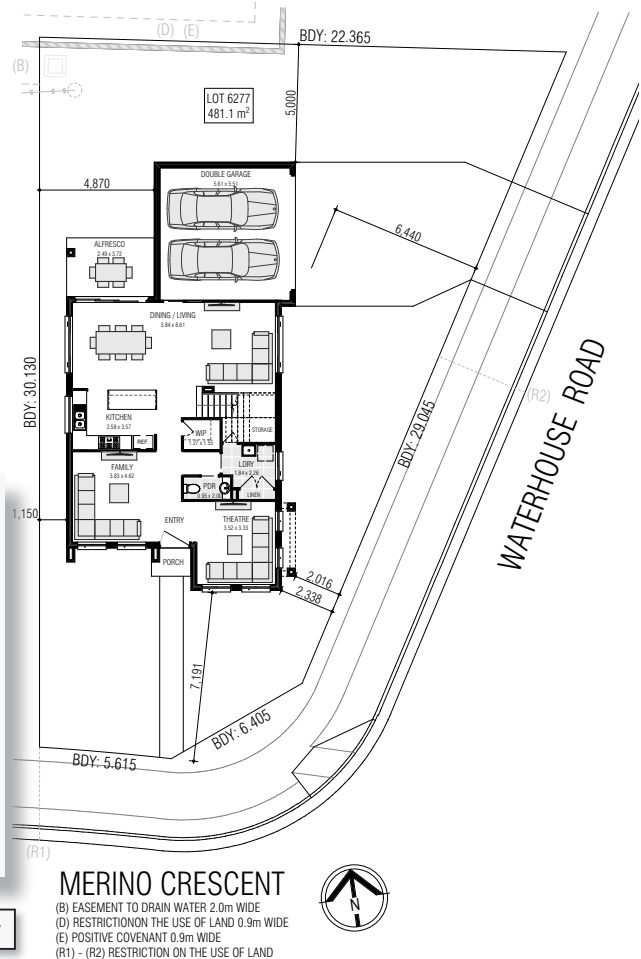
- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry, Family, Kitchen, Dining, Living & Alfresco
- ✓ Carpet to Theatre, Stairs and Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)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

INCLUDED

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

* SUBJECT TO LANDCOM DESIGN GUIDELINES



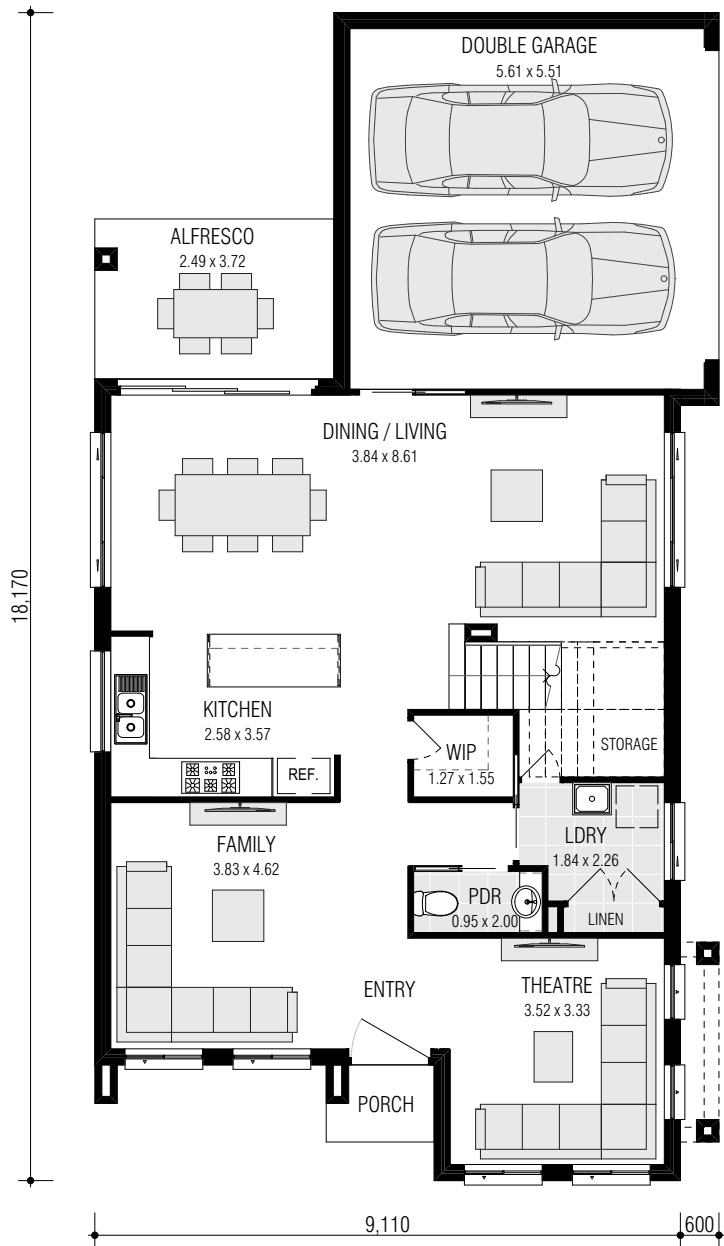
MERINO CRESCENT

(B) EASEMENT TO DRAIN WATER 2.0m WIDE
(D) RESTRICTION ON THE USE OF LAND 0.9m WIDE
(E) POSITIVE COVENANT 0.9m WIDE
(R1) - (R2) RESTRICTION ON THE USE OF LAND

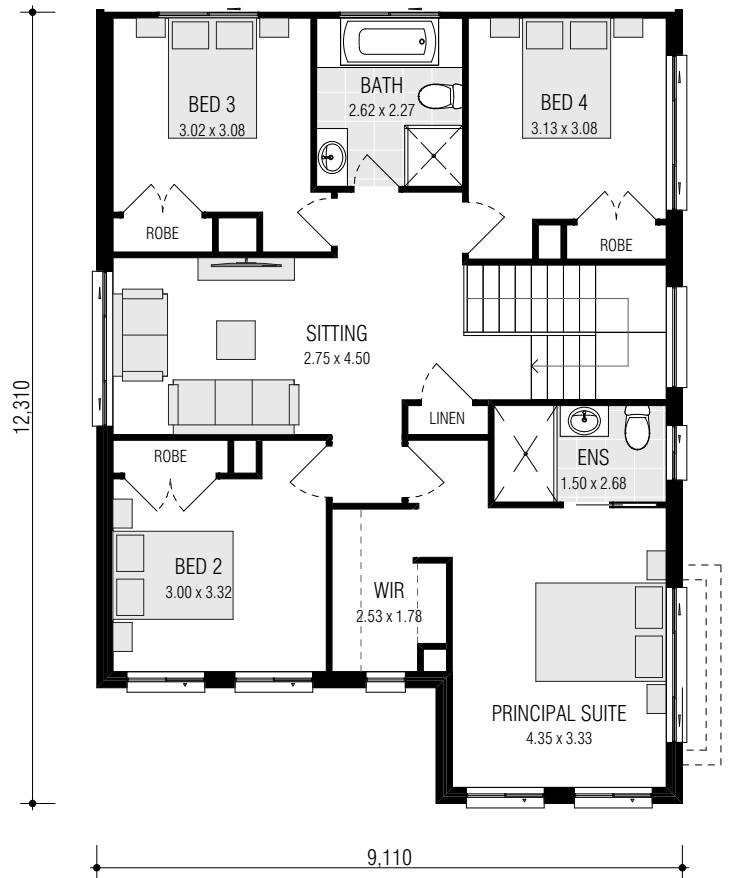


Over **\$46,880*** of Upgrades Included

*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



GROUND FLOOR



FIRST FLOOR

GILMORE 27.0 (SIDE ACCESS) (MOD)

FRONTAGE REQUIRED (MINIMUM): 12.04m
 HOUSE SIZE: 252.63 m²
 SQUARES: 27.2 sq
 DATE: 20/10/2021

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	103.45
First Floor	102.65
Garage	35.25
Alfresco	9.26
Porch	2.02
Totals	252.63 m²