



LOT 64 EIGHTEENTH AVENUE - AUSTRAL

LAND SIZE: 382.6m² | HOUSE SIZE: 231.26m² | SQUARES: 25.1 Sq

\$1,479,000

LYNBROOK 22.4 DUAL LIVING MOD - STRATTON FACADE

DUAL LIVING - 3BR + 2BR Granny Flat

- In Construction - Pay on Completion
- Buy Now, Save Big
- Approx \$1,150 pw Rental
- Premium Inclusions
- Close to schools, shops and transport
- 6.6kW Solar Included

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 Firststyle Homes Quotation. All prices are GST inclusive. Firststyle 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



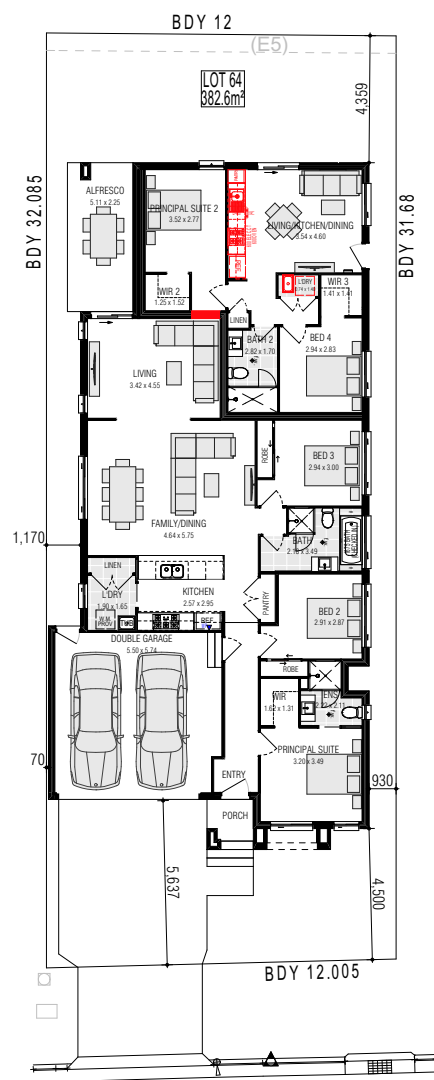
AGENT NAME

M: XXXX XXX XXX | Ph: XXXX XXXX

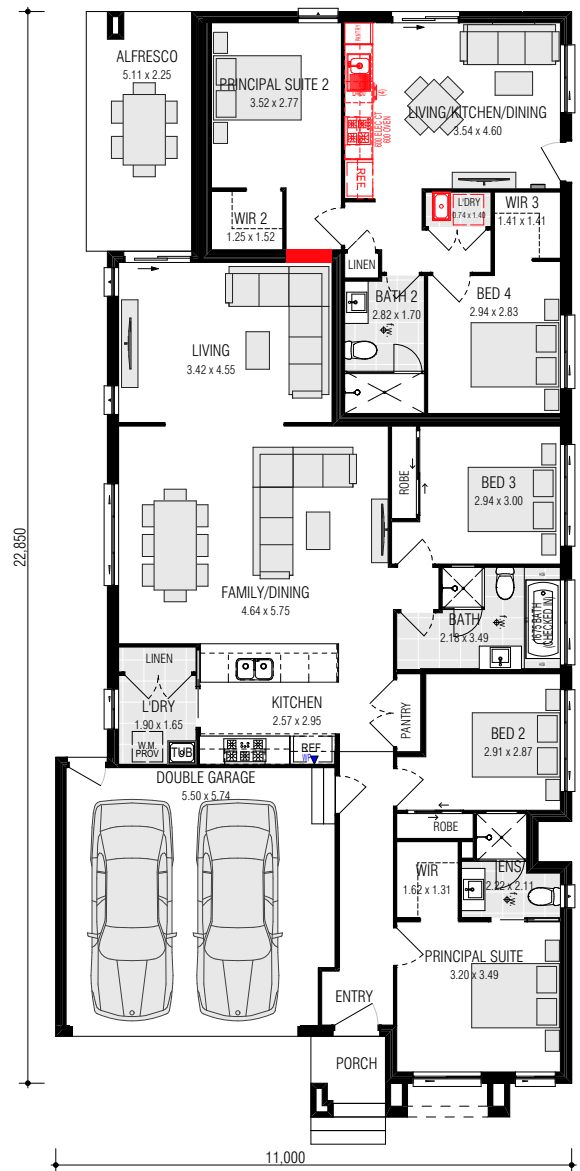
E: _____@firststyle.com.au

DISPLAY NAME

Display Address here



EIGHTEENTH AVENUE
(E2) EASEMENT TO DRAIN WATER 1.5 WIDE



CLIENT INITIALS.....

INCLUSIONS: Main Dwelling Only

- 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
- 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

Style. PREMIUM UPGRADES

*DUAL LIVING S/S INCLUSIONS:

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

INCLUSIVE PLUS

- Turf to front & rear
- Letterbox
- Planting to front yard
- Fencing to Rear & Side boundaries
- 1 x side Gate and fixed panel as required
- Washed pebble path to sides
- Flyscreens to all opening windows

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