



Leppington Living

VALLEY WAY

FIXED DESIGN  
ONE CONTRACT  
PAY ON COMPLETION!

ARTIST IMPRESSION ONLY

# CORDEAUX

WITH STUDIO TERRACE HOME



### UPGRADES PLUS

(APPLIES TO MAIN DWELLING ONLY)

- ✓ Gloss Vanities
- ✓ Gloss Two-tone Kitchen Cupboards
- ✓ Soft Close Doors and Drawers to Kitchen & Vanities
- ✓ Finger Pull to Overhead Kitchen Cupboards
- ✓ Front Door Upgrade
- ✓ Accent Internal Panel Doors
- ✓ Covan Deadlock Handle Set to Front Door
- ✓ Full Height Wall Tiling to Bathroom & Ensuite
- ✓ Selected Glazed Porcelain Tiles to Wet Areas
- ✓ Selected Glazed Porcelain Tiles to the Main Floor Areas (500x500)

## LOT 656 | PACKAGE PRICE:

BISCUIT STREET - LEPPINGTON

# \$1,239,900

### \*INCLUSIONS: \*APPLIES TO MAIN DWELLING ONLY

- 4 Bedrooms with Double Locked-up Garage
- Tiling to Porch, Entry, Lounge, Kitchen, Dining, Family & Patio
- Carpet to Stairs, Hall & 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 Timber Frame
- Coloured concrete Driveway & Pathway to Porch
- Remote Control Panel Lift Garage Door
- Stone benchtop to Kitchen & 600mm Westinghouse Appliances

- Alarm System
- 10 LED Downlights
- Video/Audio Intercom System
- Fully Ducted Day/Night Air Conditioning

### STUDIO:

- Ceramic Tiling to Entry & Balcony
- Vinyl to Kitchen, Living/Dining
- Carpet to Stairs & Bedrooms
- Laminated Kitchen Cupboards & Benchtop
- 600mm Westinghouse appliances
- Split System Air conditioning

### 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

## LIVING+ INCLUSIONS

plus

\*Offer provides for the "Living Inclusions" as listed to all Contract Homes. "Living Plus" is applicable 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

# LOT 656 **FIXED DESIGN**

4 2.5 2

GROUND FLOOR: 74.47m<sup>2</sup>  
FIRST FLOOR: 83.85m<sup>2</sup>

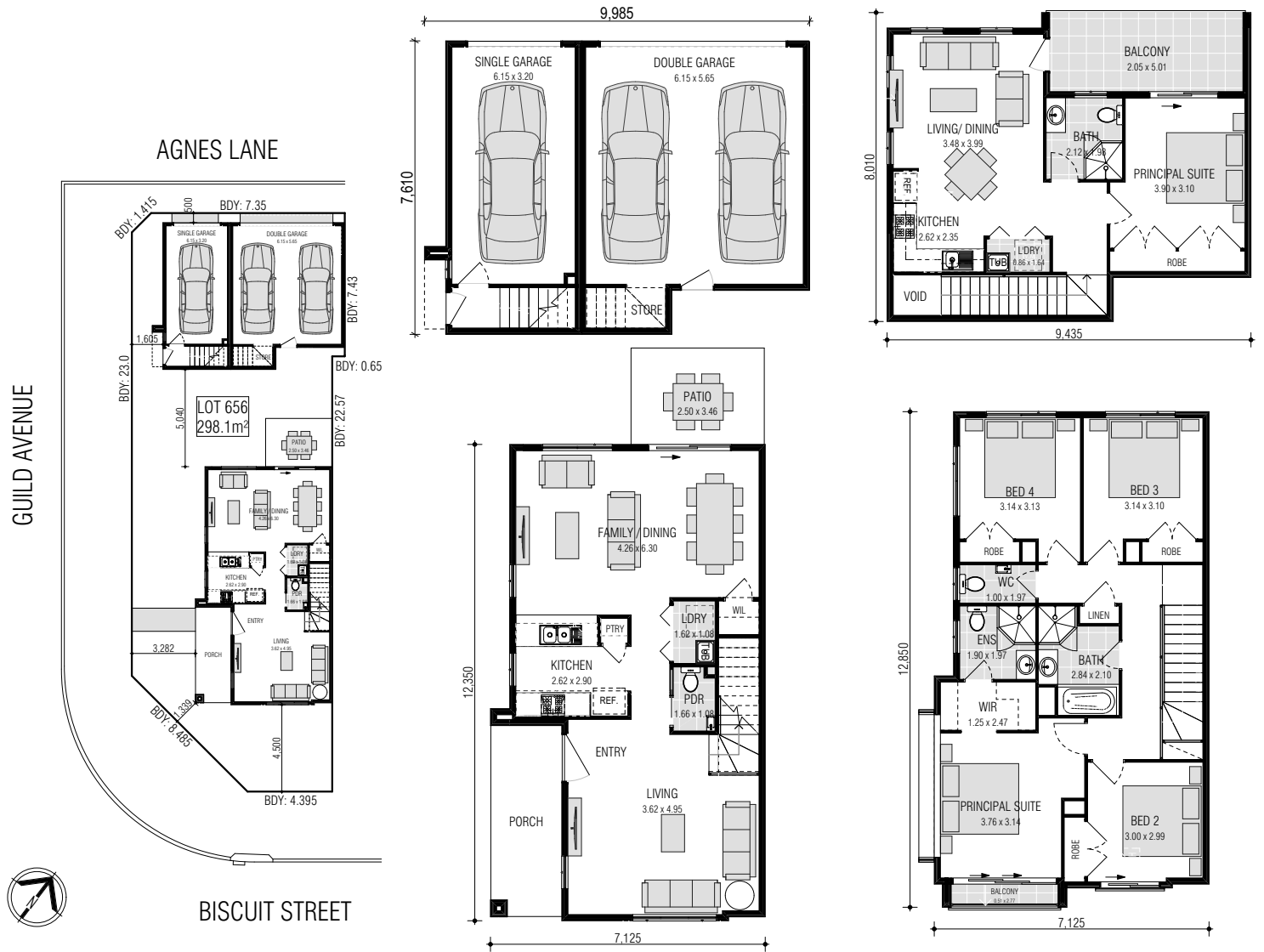
GARAGE: 41.14m<sup>2</sup>  
BALCONY: 1.91m<sup>2</sup>  
PATIO: 8.64m<sup>2</sup>  
PORCH: 9.46m<sup>2</sup>  
TOTAL: 219.47m<sup>2</sup>

# STUDIO

1 1 1

FIRST FLOOR: 59.12m<sup>2</sup>  
GROUND FLOOR: 4.54m<sup>2</sup>

BALCONY: 10.78m<sup>2</sup>  
GARAGE: 22.24m<sup>2</sup>  
TOTAL: 96.68m<sup>2</sup>  
**TOTAL AREA: 316.15m<sup>2</sup>**



**SITE PLAN**

**GROUND FLOOR**

**FIRST FLOOR**