

**FIXED DESIGN  
ONE CONTRACT  
PAY ON COMPLETION!**



## MONTARA 30.6 MKII

LAND SIZE: 335.8m<sup>2</sup> | HOUSE SIZE: 283.93m<sup>2</sup> | SQUARES: 30.6 Sq

**\$1,209,900** OXLEY BRICK  
FACADE  
INCLUDED

LOT 7 GURNER AVENUE - AUSTRAL (MAPLE GROVE)

### INCLUSIONS:

- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry/Study, Kitchen, Family/Dining, Rumpus & Alfresco
- ✓ Carpet to Theatre, Stairs, Sitting & 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 Oven & Cooktop
- ✓ Upgrade to integrated Rangehood
- ✓ Alarm System
- ✓ 10 LED Downlights
- ✓ Fully Ducted Day/Night Air Conditioning

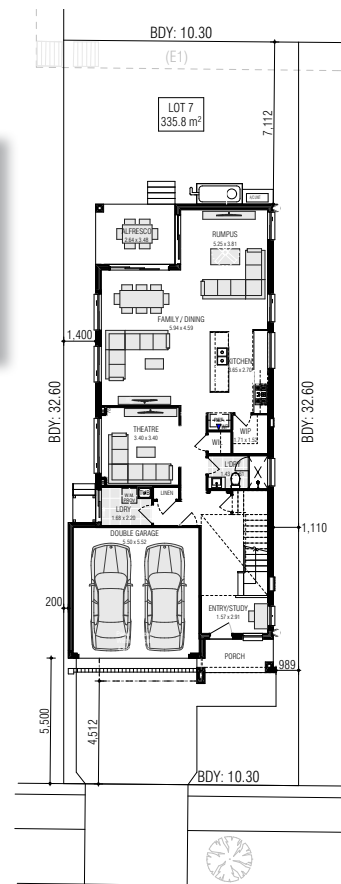
### INCLUDED

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

### UPGRADES PLUS

- ✓ Gloss 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
- ✓ Gas Point to Alfresco
- ✓ Fly screens to all openable windows

ARTIST IMPRESSION ONLY. OXLEY BRICK FAÇADE AS ILLUSTRATED.



GURNER AVENUE  
(E1) EASEMENT TO DRAIN WATER 1.2 WIDE



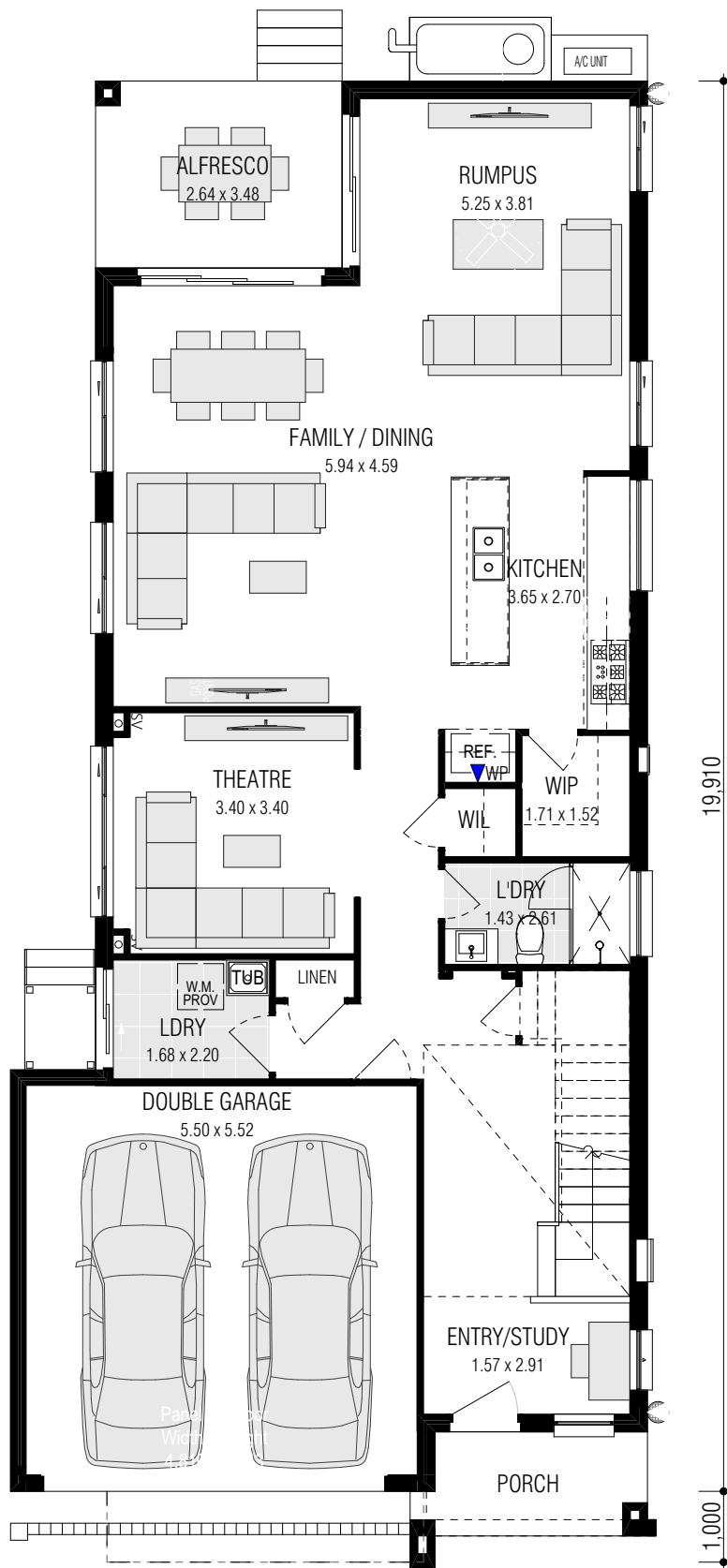
CLIENT INITIALS.....

**25**  
YEARS

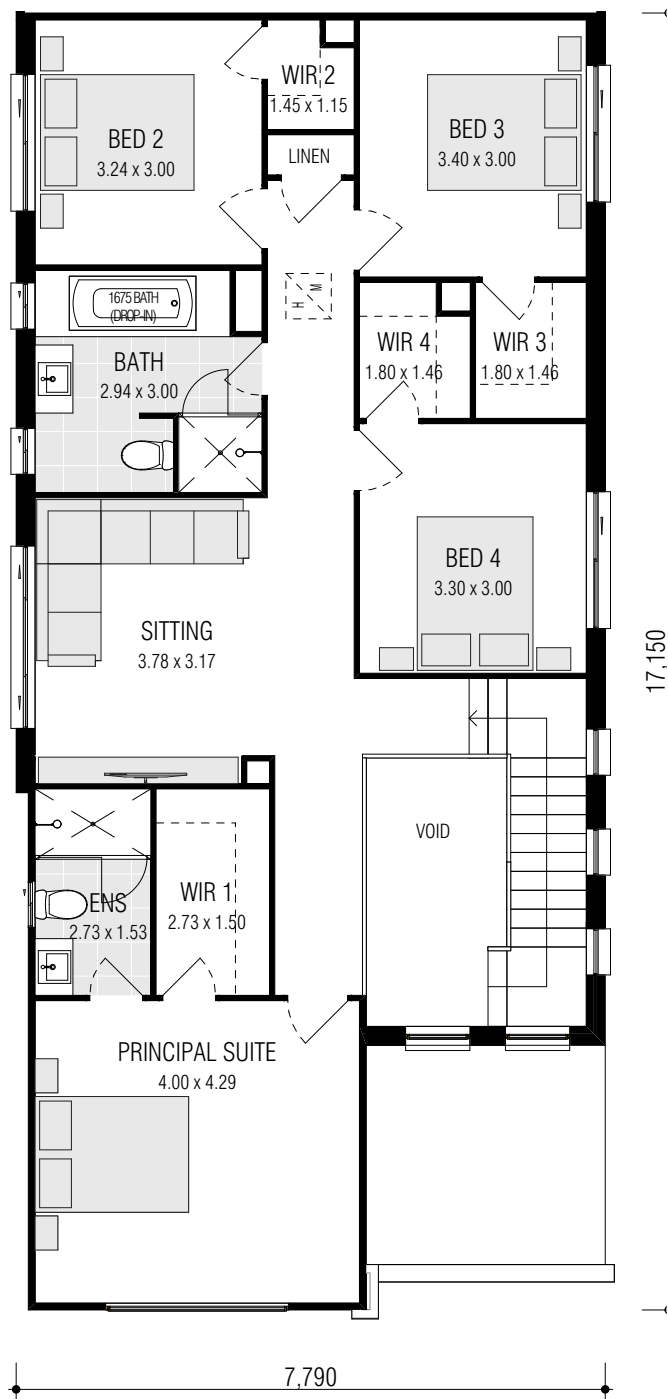
PREMIUM UPGRADES

**UP TO \$51,650 IN VALUE\***

\*Offer provides for the "Living Inclusions" as listed to all Contract Homes. The "25 Years 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 1 December 2022. B.L.113412C



GROUND FLOOR



FIRST FLOOR

## MONTARA 30.6 MKII (MOD)

FRONTAGE REQUIRED (MINIMUM): 9.54m  
 HOUSE SIZE: 286.00 m<sup>2</sup>  
 SQUARES: 30.8sq  
 DATE: 18/05/2023

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. Style Homes reserves the right to change specifications, materials and suppliers without notice. B.L 113412C

Gross Areas	
Ground Floor	117.17
First Floor	121.45
Garage	33.36
Alfresco	9.19
Porch	4.83
Totals	286.00 m <sup>2</sup>

CLIENT INITIALS.....