

ARTIST IMPRESSION ONLY. CUSTOM TRAD MK1 FAÇADE AS ILLUSTRATED.

## ERMINGTON 22.2

LAND SIZE: 317.5m<sup>2</sup> | HOUSE SIZE: 206.55m<sup>2</sup> | SQUARES: 22.2 Sq

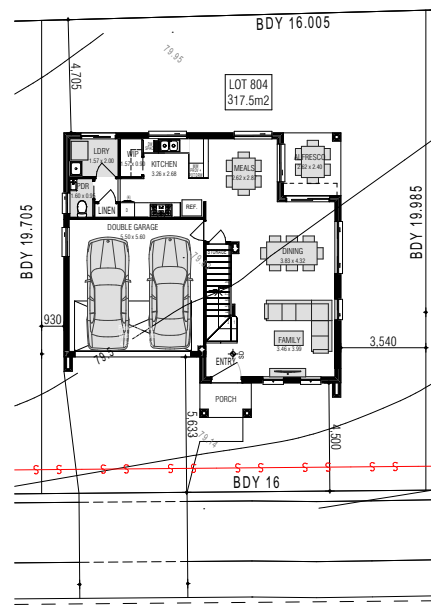
# \$834,900

CUSTOM TRAD MK1  
FAÇADE  
INCLUDED

LOT 804 EDMONDSON AVENUE - AUSTRAL

### INCLUSIONS:

- ✓ 4 Bedrooms with Double Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry, Family/Dining, Kitchen Meals & Alfresco
- ✓ Carpet to 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 Appliances
- ✓ Alarm System
- ✓ 10 LED Downlights
- ✓ Video/Audio Intercom System
- ✓ Fully Ducted Day/Night Air Conditioning
- ✓ *Style UPGRADES\**



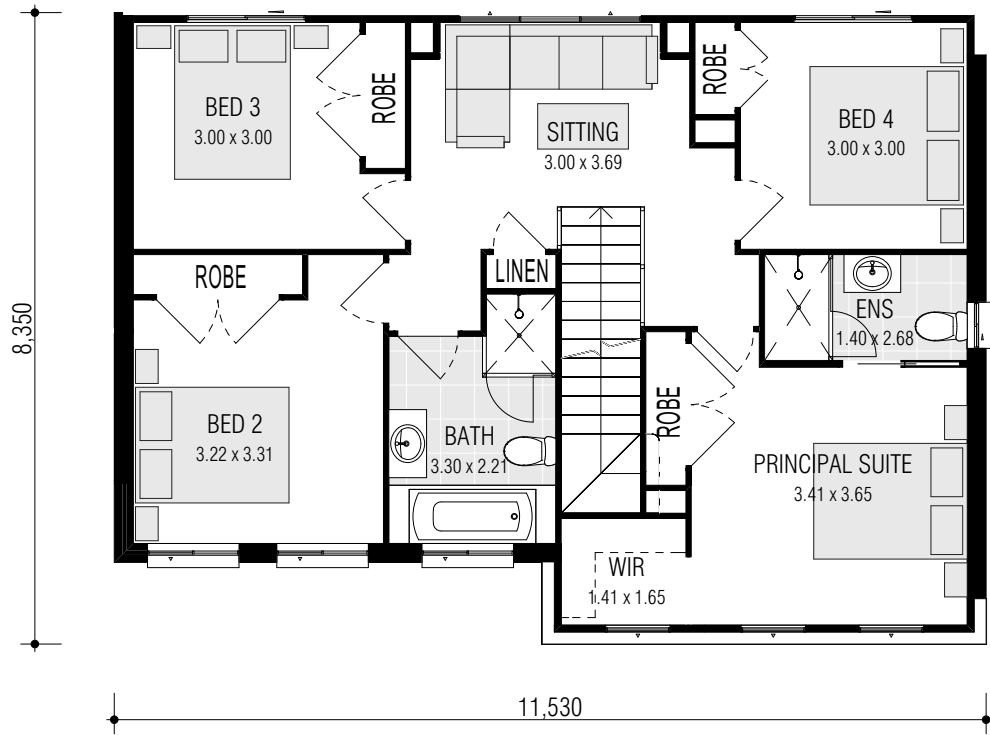
EDMONDSON AVENUE



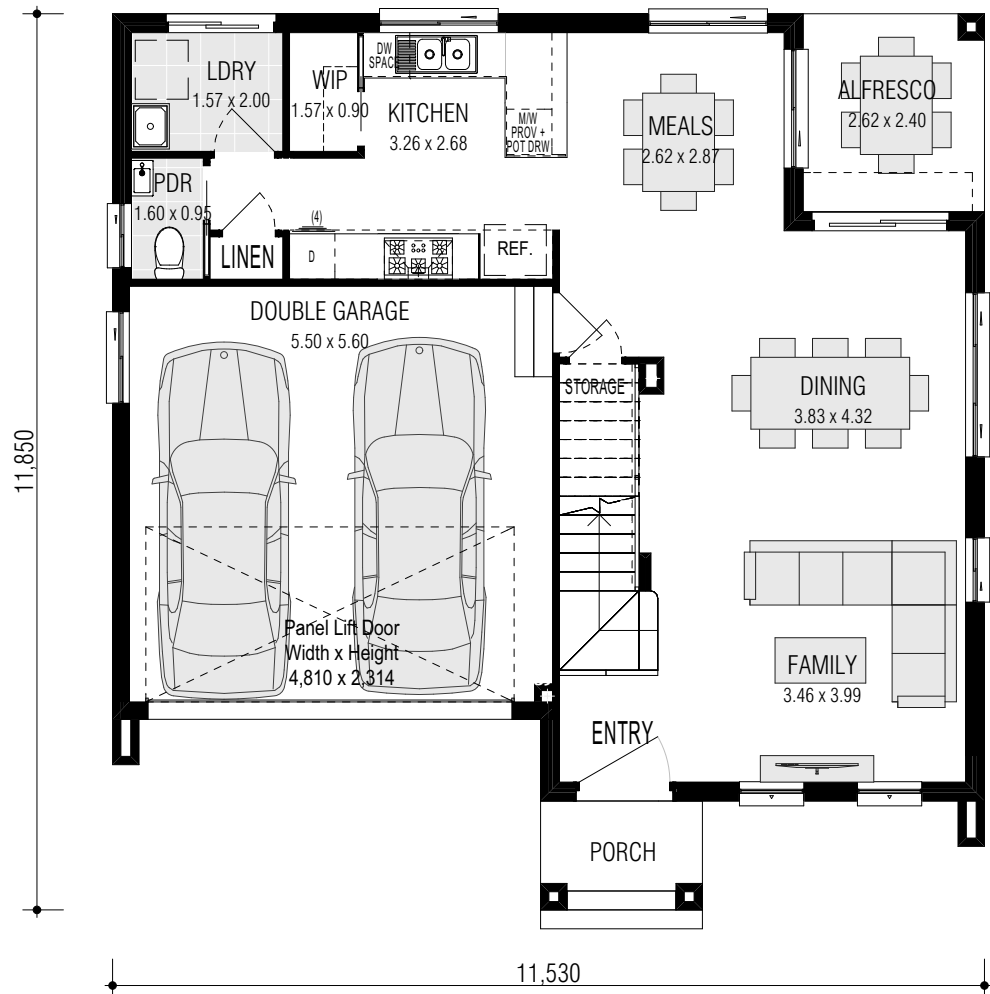
Over **\$32,000\*** of Upgrades Included

\*Offer provides for the "Living Inclusions" as listed to all Contract Homes. The "Style 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 designs. 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 April 2017 B.L.113412C

## FIRST FLOOR



## GROUND FLOOR



## ERMINGTON 22.2

FRONTAGE REQUIRED (MINIMUM): 13.66m  
 HOUSE SIZE: 206.65 m<sup>2</sup>  
 SQUARES: 22.2sq  
 DATE: 1/04/2021

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	74.31
First Floor	89.62
Garage	33.35
Alfresco	6.29
Porch	3.08
<b>Totals</b>	<b>206.65 m<sup>2</sup></b>