



**SOMERFIELD**  
AUSTRAL'S FINEST LOCATION

**FIXED DESIGN**

ARTIST IMPRESSION ONLY

**SIXTH AVENUE**  
TERRACE HOME



- ALL INCLUSIVE PLUS \***
- ✓ Vertical Blinds
  - ✓ Turf to front & rear
  - ✓ Flyscreens to all opening windows
  - ✓ Letterbox
  - ✓ Clothesline
  - ✓ Planting to front yard\*  
\*Hedging Not Included
  - ✓ Fencing to side & rear
  - ✓ Washed pebble path to sides
  - ✓ Ball light fittings
  - ✓ TV Aerial
- \*APPLIES TO MAIN DWELLING ONLY**

**LOT 122 | PACKAGE PRICE: \$649,900**

**INCLUSIONS:**

- 3 Bedrooms with Double Locked-up Garage
- Ceramic Tiling to Porch, Living, Dining, Kitchen & Terrace
- Carpet to Stairs & Bedrooms
- Natural gas package incl. Instantaneous HWS
- Fixed Site Costs & Basix Requirements
- Insulation to Ceiling & Walls (Except Garage)
- 2.59m Ceilings (Ground Floor Only)
- H2 Termite Treated Timber Frame
- Granitguard 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\***

**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 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 April 2017 B.L.113412C

# LOT 122

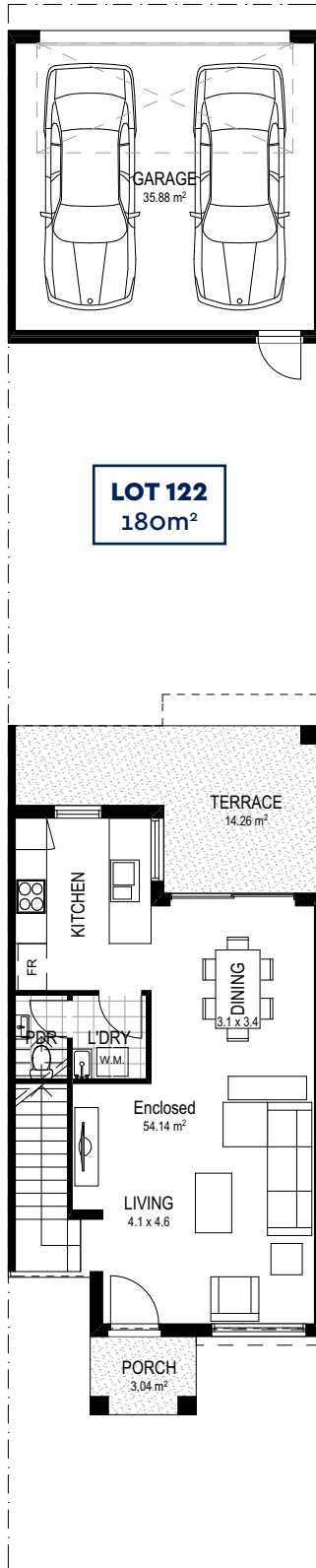
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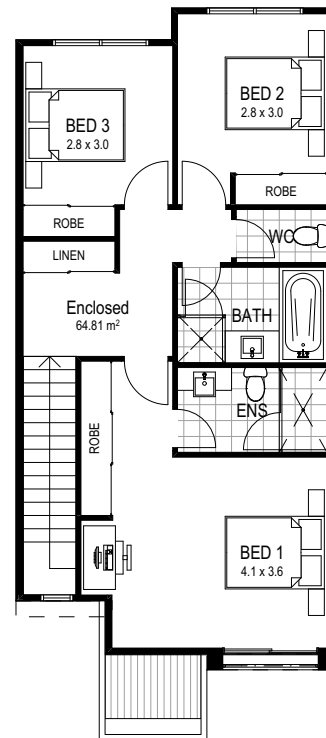
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GROUND FLOOR: 54.14m<sup>2</sup>  
FIRST FLOOR: 64.81m<sup>2</sup>  
**TOTAL: 118.95m<sup>2</sup>**

GARAGE: 35.88m<sup>2</sup>  
TERRACE: 14.26m<sup>2</sup>  
PORCH: 3.04m<sup>2</sup>  
**TOTAL AREA: 172.13m<sup>2</sup>**



GROUND FLOOR



FIRST FLOOR

1300 **FIRSTYLE**

[firstyle.com.au](http://firstyle.com.au)

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