

FIXED DESIGN
REDUCED TO SELL
LIMITED OPPORTUNITY

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 124 | **PACKAGE PRICE:** **\$551,900**

INCLUSIONS:

- 2 Bedrooms with Single 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

LOT 124

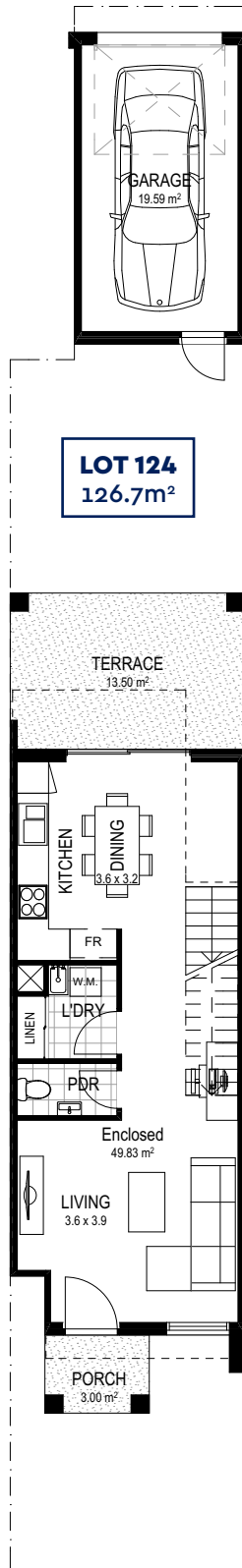
🚗 2

🏡 2.5

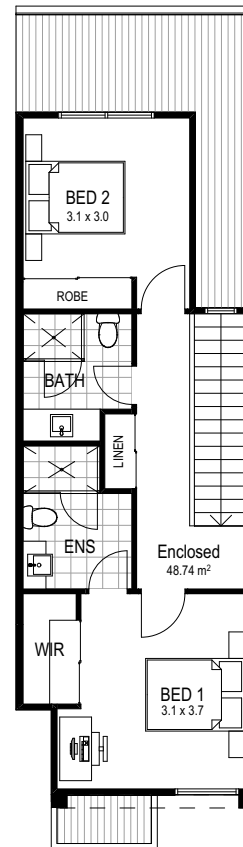
🚗 1

GROUND FLOOR: 49.83m²
FIRST FLOOR: 48.74m²
TOTAL: 98.57m²

GARAGE: 19.59m²
TERRACE: 13.50m²
PORCH: 3m²
TOTAL AREA: 134.66m²



GROUND FLOOR



FIRST FLOOR

1300 **FIRSTYLE**

firstyle.com.au

NOT TO SCALE. DISCLAIMER: The contents on this marketing material have been prepared by Firststyle Homes for the information of potential purchasers to assist them in deciding to purchase at Leppington Living. It is provided as a guide only and has been provided in good faith and with due care. The material relates to an estate that is currently being developed and changes may be made during the course of planning and the completion of civil works or as a result of statutory or design requirements. Anyone with potential interest should satisfy themselves in relation to all aspects of the project and of all matters that a reasonable person may consider relevant. The vendor, their agents or employees will not be liable for any loss or damage resulting from any statement or other information relied upon or contained within any content or marketing material. The vendor reserves the right, at its sole discretion, or to vary any details. For more information on this terrace home design, contact Firststyle Homes B.L.113412C