



ARTIST IMPRESSION ONLY. NEW TRADITIONAL FAÇADE AS ILLUSTRATED.

## SOMMERSET 16.7 ZERO LOT

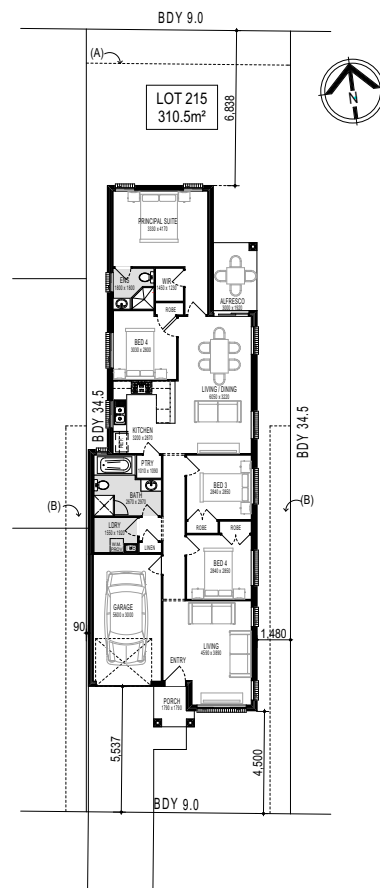
LAND SIZE: 310.5 m<sup>2</sup> | SQUARES: 16.7 Sq

# \$629,900

LOT 215 SEVENTEENTH AVENUE AUSTRAL

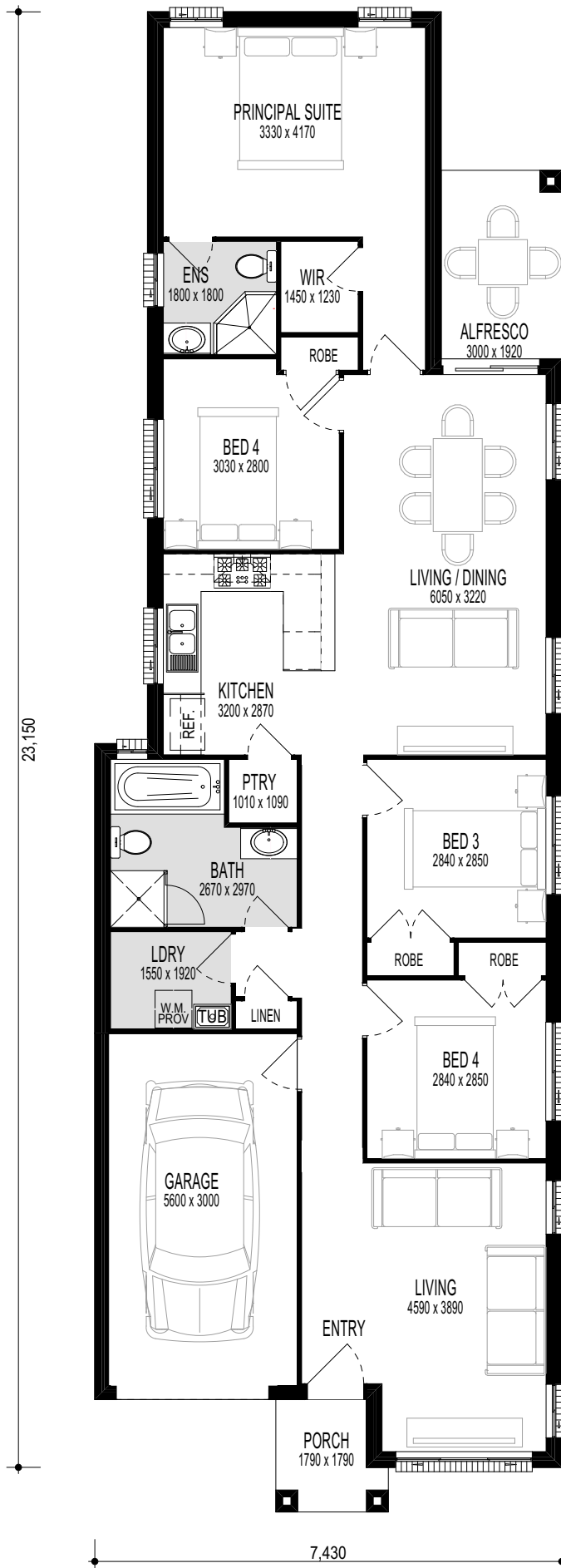
### INCLUSIONS:

- ✓ 4 Bedrooms with Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry, Kitchen, Living/Dining & Alfresco
- ✓ Carpet to Living & Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- ✓ 2.59m Ceilings
- ✓ H2 Termite Treated 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
- ✓ Split System Air Conditioning
- ✓ LIVING INCLUSIONS\*



PROPOSED ROAD

(A) EASEMENT FOR SUPPORT, MAINTENANCE & REPAIR 1.5M WIDE  
(B) EASEMENT FOR SUPPORT 0.9M WIDE



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• FRONTAGE REQUIRED (MINIMUM): 8.46m • HOUSE SIZE: 155.5 Sqm | SQUARES: 16.7 Sq • INCLUDED: Alfresco Dining

**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