



**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 46** | **PACKAGE PRICE:** **\$799,900**

**\*INCLUSIONS: \*APPLIES TO MAIN DWELLING ONLY**

- 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\***

**STUDIO:**

- 1 Bedroom Studio with Single Locked-Up Garage
- Ceramic Tiling to Balcony
- Carpet to Stairs & Studio
- Vinyl to Kitchen
- Laminate benchtop to Kitchen & 600mm Westinghouse Appliances
- Split System Air Conditioning

*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 46

3

2.5

2

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

GARAGE: 34.92m<sup>2</sup>  
 TERRACE: 14.26m<sup>2</sup>  
 PORCH: 3.4m<sup>2</sup>  
**TOTAL:** 172.34m<sup>2</sup>

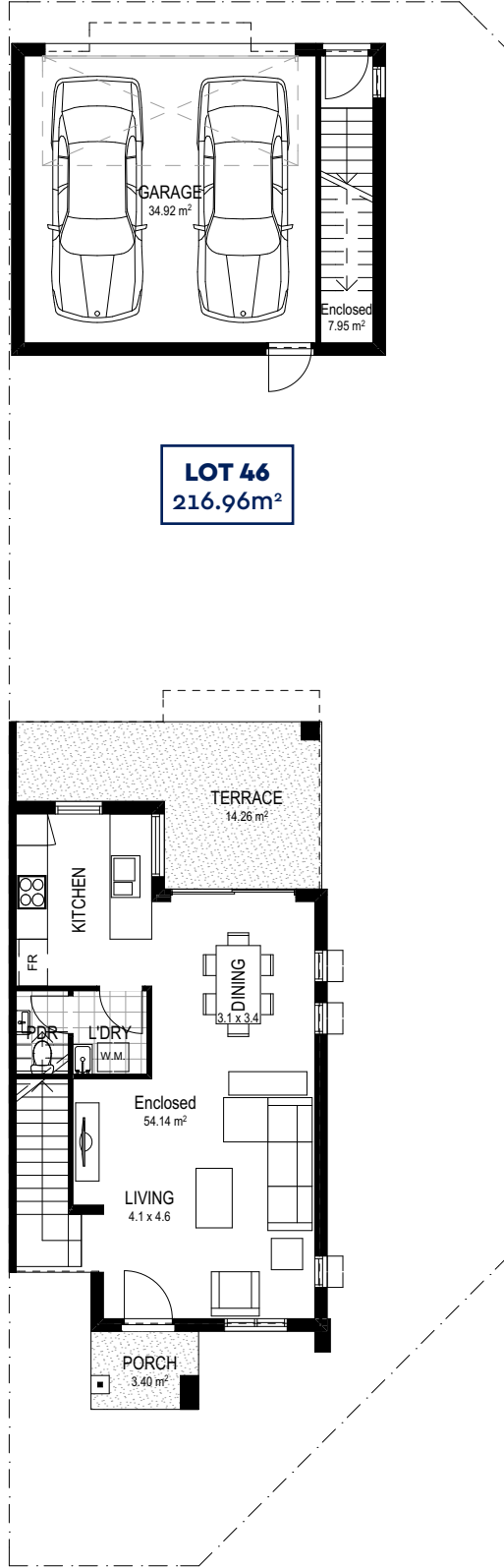
## STUDIO

1

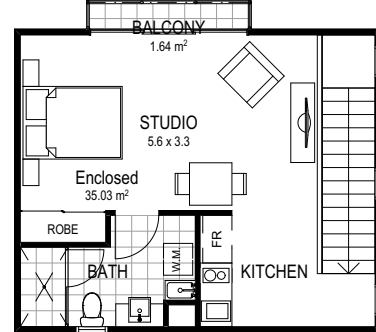
1

STAIRS: 7.95m<sup>2</sup>  
 FLOOR: 36.67m<sup>2</sup>  
 BALCONY: 1.64m<sup>2</sup>  
**TOTAL:** 44.62m<sup>2</sup>

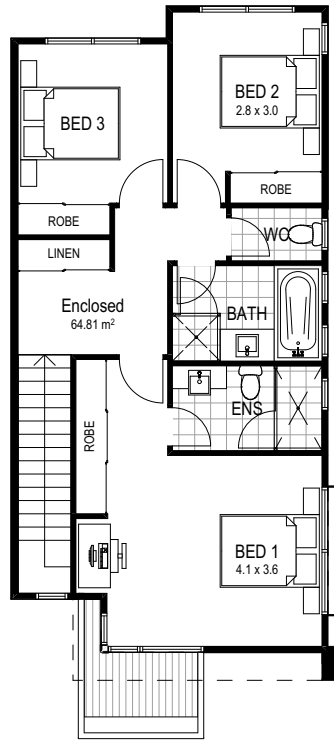
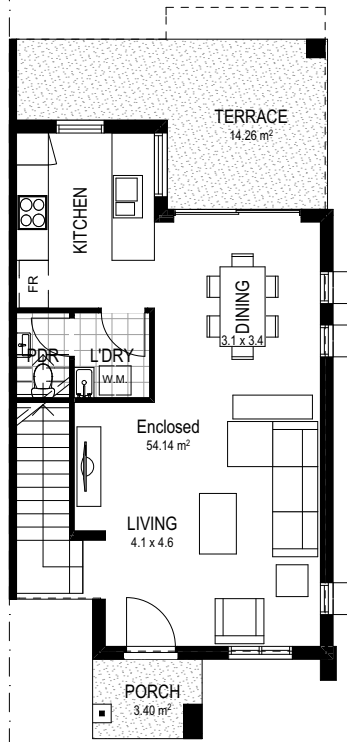
**TOTAL AREA:** 216.96m<sup>2</sup>



**GROUND FLOOR**



**FIRST FLOOR**



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