



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:** **\$814,900**

***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: 54.14m²
 FIRST FLOOR: 64.81m²
TOTAL: 118.95m²

GARAGE: 34.92m²
 TERRACE: 14.26m²
 PORCH: 3.4m²
TOTAL: 172.34m²

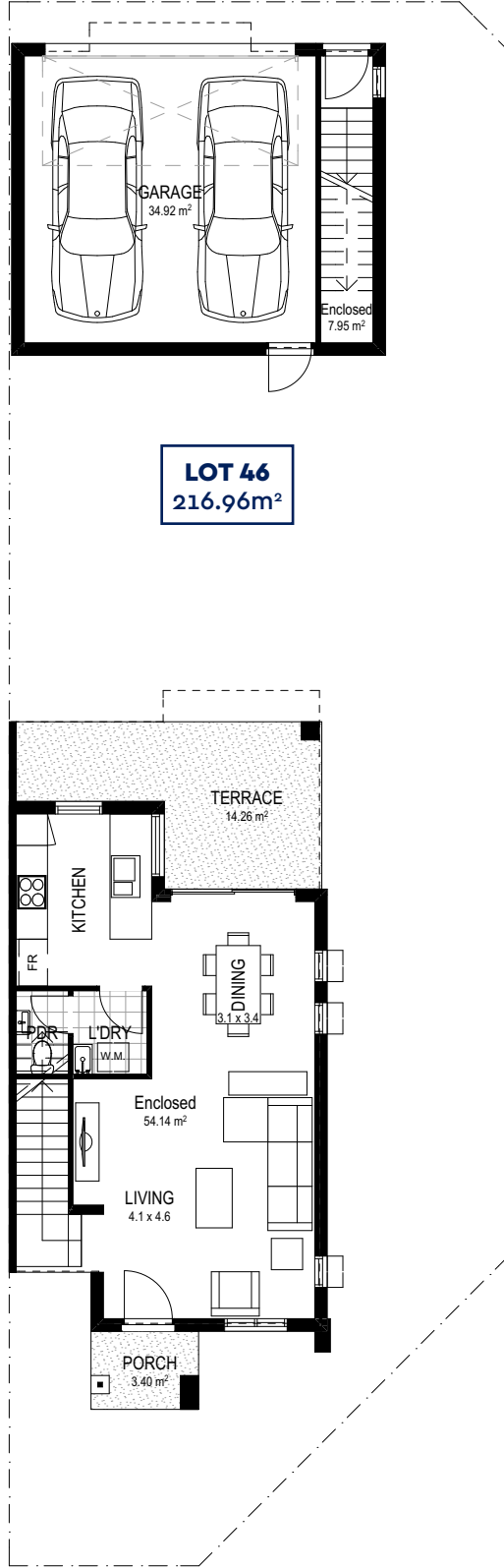
STUDIO

1

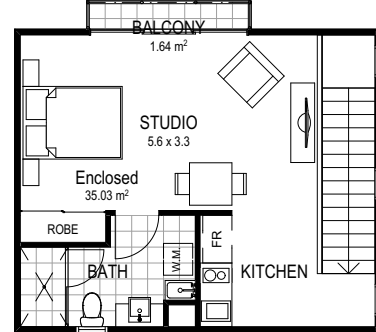
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STAIRS: 7.95m²
 FLOOR: 36.67m²
 BALCONY: 1.64m²
TOTAL: 44.62m²

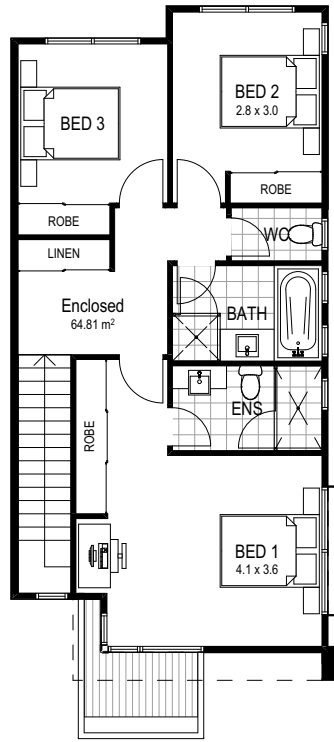
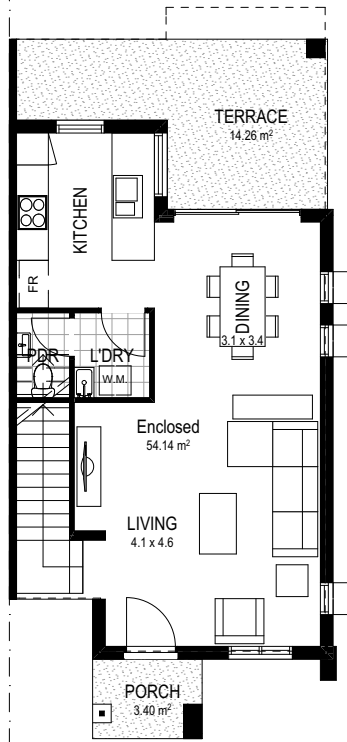
TOTAL AREA: 216.96m²



GROUND FLOOR



FIRST FLOOR



1300 **FIRSTYLE**

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