

**REDUCED TO SELL**  
LIMITED OPPORTUNITY



ARTIST IMPRESSION ONLY. NEW TRADITIONAL FAÇADE AS ILLUSTRATED.

## SOMMERSET 15.9 MOD

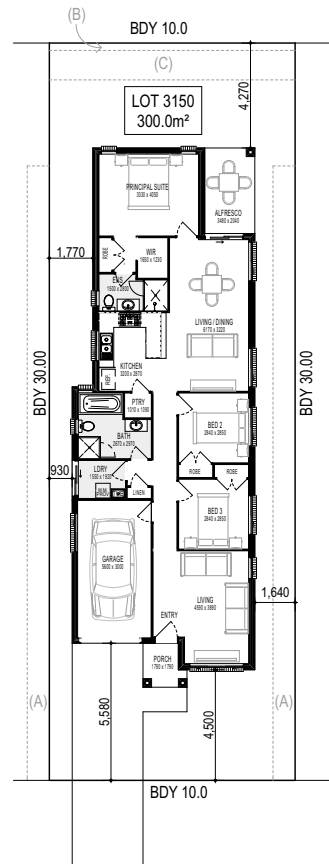
LAND SIZE: 300m<sup>2</sup> | SQUARES: 15.9 Sq

**\$606,900** NEW TRADITIONAL  
FAÇADE  
INCLUDED

LOT 3150 ARCHWAY STREET GREGORY HILLS

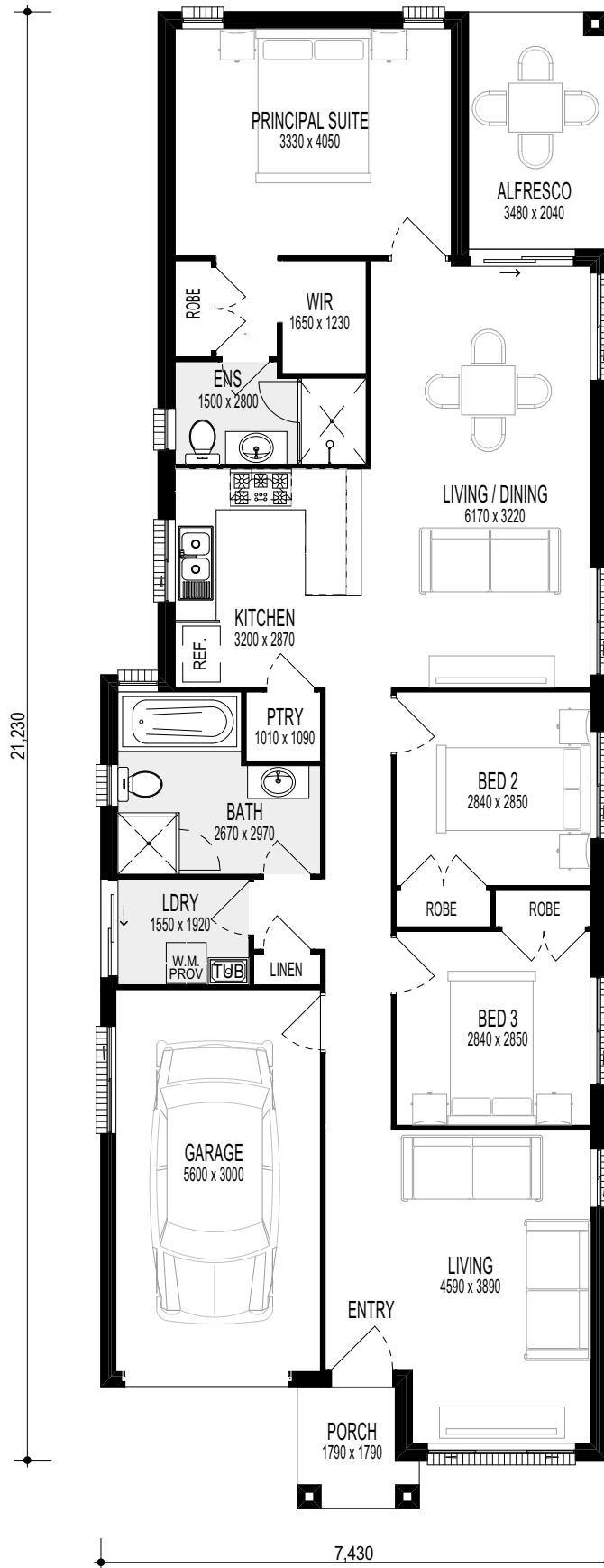
### INCLUSIONS:

- ✓ 3 Bedrooms with Single 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\*



(A) EASEMENT FOR SUPPORT, MAINTENANCE & REPAIR 0.9 WIDE  
(B) EASEMENT FOR SUPPORT 0.3 WIDE  
(C) EASEMENT TO DRAIN WATER 1.5 WIDE





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- **FRONTAGE REQUIRED (MINIMUM):** 9.3m • **HOUSE SIZE:** 147.73 Sqm | **SQUARES:** 15.9 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