

LUXE

LUXURY UPGRADES FOR FIRSTYLE GRAND COLLECTION



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Elevate your dream home to unparalleled levels of luxury. At Firststyle Homes, we understand that your home is more than just a place to live, it's a reflection of your unique style and aspirations. With meticulous attention to detail and a commitment to superior craftsmanship, our Luxe Upgrades Collection offers you the opportunity to transform your vision into reality.

From exquisite finishes to cutting-edge technology, each element is carefully curated to enhance your living experience and exceed your expectations.

Welcome to a world where luxury knows no bounds – welcome home.

THE FIRSTYLE ADVANTAGE



FIXED PRICE GUARANTEE

Firststyle Homes provides a Fixed Price Guarantee from construction start all the way through to practical completion, this includes:

- ✓ If export or import spoil is needed
- ✓ If additional piercing is needed
- ✓ Costs associated with problematic and reactive site conditions
- ✓ Costs associated with BASIX and NatHERS Energy Efficiency Requirements
- ✓ Costs associated with saline soils
- ✓ Costs associated with additional material handling due to difficult site access
- ✓ Additional drop edge beams
- ✓ Costs associated with additional engineering requirements due to building adjacent services
- ✓ Removal of Firststyle builder's rubbish from the site
- ✓ Costs associated with utility requirements within property boundary
- ✓ Costs associated with Bushfire and Acoustic Requirements



STRUCTURAL ADVANTAGE

- ✓ **NextGen Slab** – Engineered, Piered Special Design Series Slab Increased Thickness, Strength & Rigidity up to 18% above Industry Standard
- ✓ **Interlock Frame System** – Strong, Straight and Superior Frame System including solid top plates and our proven interlocking technique prevents twisting and warping
- ✓ **TermiForce Termite Protection** – Combining T2 Termite resistant frames and FlickGuard, Australia's most trusted termite security system, offering up to 50 Years Product Warranty
- ✓ **SureSeal Waterproofing System** – Our Exclusive Wet Seal Technology ultra-flexible solvent based polyurethane membrane providing long-term durability and an impenetrable barrier all wet areas.
- ✓ **Seamless Transition into Wet Area** – Innovative Building Practice – No Step – No trip (Ground Floor Only. Subject to client flooring selections)
- ✓ **Bathroom and Floor Wastes** - Best practice for effective drainage, minimize slip hazards and maintain dry and secure Ensuite and Bathroom areas



5 Stages of Quality Assurance

At Firststyle Homes we ensure that the workmanship and quality of our homes is of the highest standard. Our 5 Stage Quality Assurance Program ensures we deliver industry leading quality on each and every home we build.

5 EASY STEPS

1. Building supervisor completes Quality Control Assessment (Audit No.1).
2. Firststyle Homes Quality Assurance Officer completes comprehensive independent 150 point assessment (Audit No.2).
3. Detailed final stage client walk-through and inspection.
4. Firststyle Quality Assurance Officer confirms independent 150-point assessment works are completed days prior handover of home (Audit No.3).
5. 150 Day Maintenance Program begins upon handover.



Personalise Your Home

Design Flexibility is the key to ensuring your home suits your needs, style, and site requirements. Our professional Design and Building Consultants will provide solutions ensuring the best start to your new home journey.



Energy Advantage

We're proud to lead the way by including a complete solar panel and battery system as standard in every new home we build. This innovative feature means your home is powered by clean, renewable energy from day one, helping you reduce electricity costs, live more sustainably and increase your property value.



Customer First Commitment

Our professional and dedicated team combined with our C.A.N.I. (Constant And Never-ending Improvement) process ensures excellence in Customer Service.



First in Design

Firststyle Homes has an extensive range of exclusive home designs, ranging from Single and Double storey homes, Narrow lot designs, Grand mansion and Dual living designs. With over 250 designs we know that you will find a home and facade that will suit your family, lifestyle, and budget.



Style Selection Studio

Our Style Selection Studio features a great range of the latest products, technologies and colours, combined with professional advice and guidance from our Colour Team, individualise your new home perfectly to suit your style, budget and family needs.



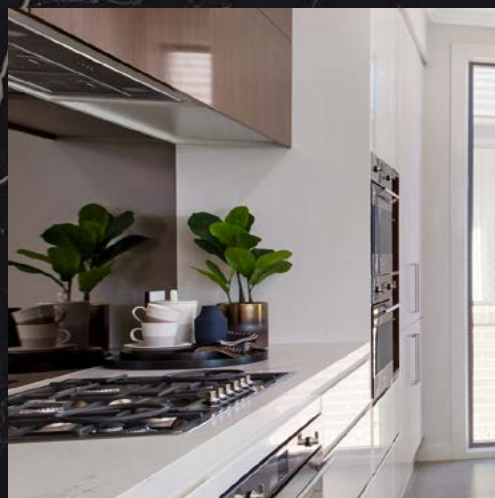
25 Year Structural Guarantee

We are so confident in our Structural Advantage, industry leading workmanship and integrity of materials that we are offering a 25 Year Structural Guarantee on all new homes. You will have complete peace of mind knowing that your home will be protected for 25 Years with our Structural Guarantee.



Luxury Kitchen Upgrades

Seamlessly blending opulent materials and custom cabinetry, with cutting-edge appliances, creating a space that exudes both functionality and elegance.



Upgrade Items

1. 40mm stone edge benchtop to the Kitchen in choice of colours from Firststyle nominated range
2. Contemporary Kitchen Design, including Two Tone Kitchen cabinetry upgrade with choice of Polytec Timber Look Laminate in matt or sheen finish
3. Increase Kitchen overhead cupboard height to suit higher ceilings
4. Finger pull profile to overhead cupboards & Sharknose profile to base cupboards
5. Choice of 90cm Westinghouse Dark Stainless Steel appliances or 90cm Smeg Stainless Steel Appliances
6. Choice of Alder Nuova Calare Pull-Out or Cori Pull-Down Kitchen Sink Mixer in extensive range of colours
7. Water Point to Fridge space (to be connected by owner)
8. Choice of Seima Leto 750 double bowl or Leto 700 single bowl undermount Kitchen Sink
9. Hume feature door with translucent glass and paint finish to pantry (design specific)
10. Soft close Kitchen doors and drawer
11. Feature bulkhead above kitchen overhead cupboards and externally ducted rangehood
12. Pantry shelving – Four (4) white melamine shelves to the Pantry

polytec **alder** **smeg**



Westinghouse

SEIMA

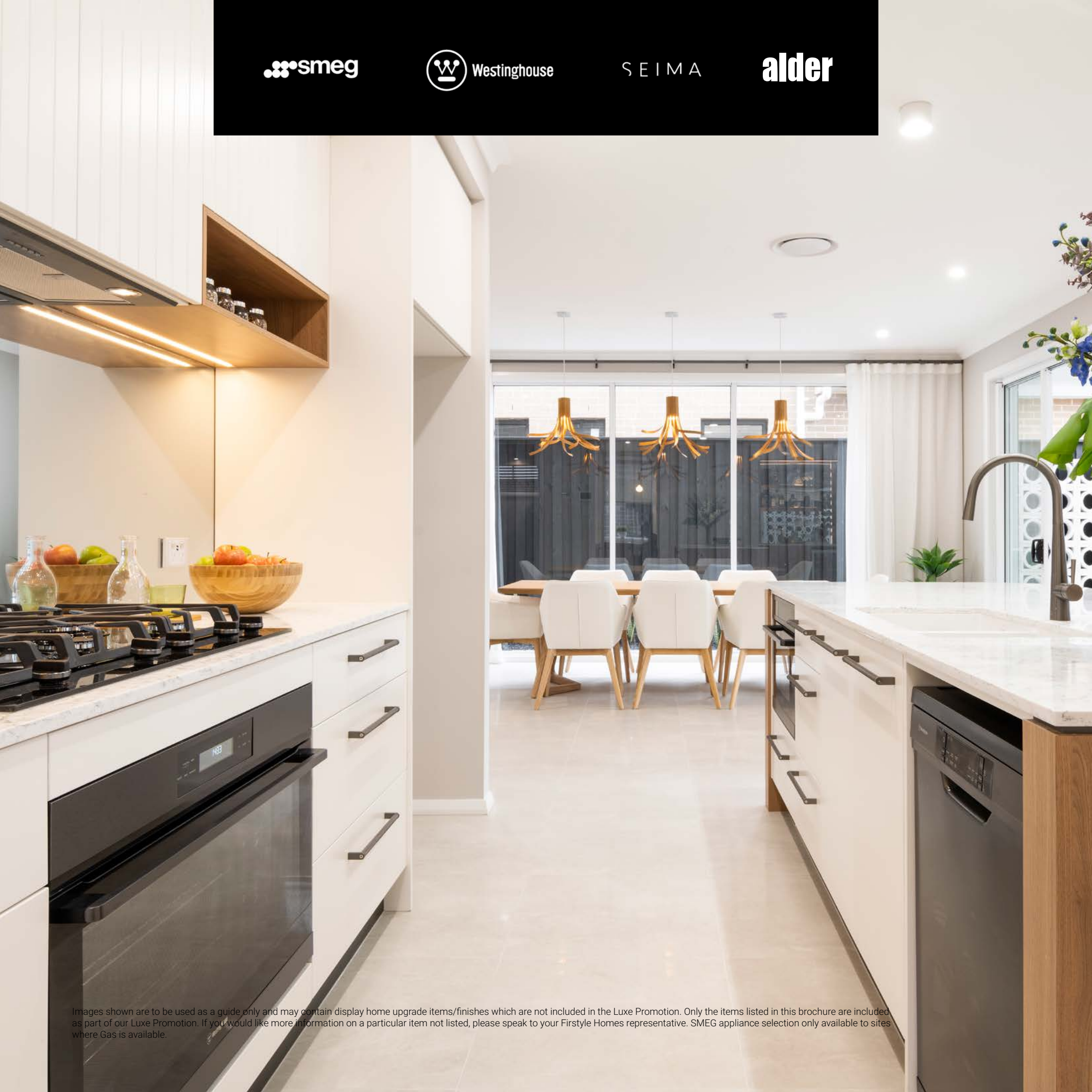


Hettich

caesarstone
Quartz Surfaces

WKSTONE

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smeg

Westinghouse

SEIMA

alder

Westinghouse Dark Stainless Steel Upgrade



90CM ELECTRIC OVEN



90CM GAS COOKTOP



80CM INTEGRATED RANGEHOOD

OR



90CM CANOPY RANGEHOOD



60CM FREESTANDING
DISHWASHER

OR

SMEG Stainless Steel Appliance Upgrade



90CM ELECTRIC OVEN



90CM GAS COOKTOP



90CM CONCEALED RANGEHOOD

OR



90CM CANOPY RANGEHOOD



60CM FREESTANDING
DISHWASHER



OR



ALDER NUOVA CALARE (PULL-OUT) OR CORI (PULL-DOWN) SINK MIXER
IN YOUR CHOICE OF COLOUR



OR



SIEMA LETO 750 OR LETO 700
UNDERMOUNT SINK

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Luxury Bathroom Upgrades

Elevate your home and transform your daily self-care routine into a luxurious escape. From sleek, freestanding bathtubs to full height tiling, each element is thoughtfully curated to create a harmonious blend of style and functionality.

Upgrade Items

- 1. Choice of Alder Vito Bertoni Wish2, Eeva2 or Kali2 tapware in Chrome, Matte Black or Brushed Nickel Finish
- 2. Alder Wish, Taya or Sachi Accessories in Chrome, Matte Black or Brushed Nickel Finish to match tapware
- 3. Premium Shower Upgrade to the Alder Lynx Dual HS375 in Chrome, Matte Black or Brushed Nickel
- 4. Seima Syros Freestanding Bathtub
- 5. Contemporary Myall vanity design with finger pull profile to doors including 20mm stone top in choice of colours from Firststyle nominated range
- 6. Choice of upgraded basins, including Seima Limni 530 (inset), Arko 027 (above counter) or Plati 204 (Undermount)
- 7. Tiled niches to showers
- 8. Smart tile floor waste in lieu of standard
- 9. Full height glazed porcelain (cushion edge) wall tiling from Firststyle selected range to the Main Bathroom and Master Ensuite
- 10. Seima Wall faced toilet
- 11. Polished edge mirror to suit vanity
- 12. Semi-Frameless Shower screens (Illusion) in Matt Black or Polished Silver Finish
- 13. Seamless Transition into Wet Area – Innovative Building Practice – No Step – No trip (Ground Floor Only, subject to client flooring selection)



alder

SEIMA

caesarstone
Quartz Surfaces

WKSTONE



WISH2



OR



EEVA 2



OR



KALI 2





ALDER LYNX DUAL SHOWER



SEIMA SYROS FREESTANDING BATH



SIEMA WALL FACED TOILET



LIMNI 530



ARKO 027



PLATI 204 UNDERMOUNT

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Luxury Internal Upgrades

Immerse yourself in the epitome of luxury within the refined interiors of our homes. Each detail is meticulously curated to create a haven of sophistication, where every corner reflects a commitment to timeless elegance and unparalleled comfort.



Upgrade Items

1. Upgrade internal door height to 2340mm to compliment higher ceilings (to ground floor only)
2. Upgrade to Hume Accent internal doors throughout
3. Upgrade to Lane Oxford, Buckingham or Manchester Lever door handles in chrome or brushed satin chrome finish
4. Upgrade to Taubmans Endure 3 Coat paint system to internal walls
5. Upgrade to 67x18mm half splayed Skirting and Architraves throughout
6. Staircase upgrade to stainless steel balustrade with paint finish to the posts and handrails (two storey homes only)
7. R2.0 Wall insulation to external walls and R3.0 Ceiling insulation to roof space (excluding Garage)
8. Linen Shelving – Four (4) white melamine shelves to the Linen Cupboard/s

Electrical Upgrade Items

1. Upgraded Ducted Air conditioning to suit size of the home
2. 20 x LED Down lights
3. Double Power points to each room & relevant single power points to kitchen appliances (design specific)
4. Clipsal Iconic Switches and Power points in white
5. Bosch Alarm System including 4 motion sensors
6. Instantaneous Hot Water System (subject to gas availability)
7. National Broadband Network Connection (service to be connected by owner)

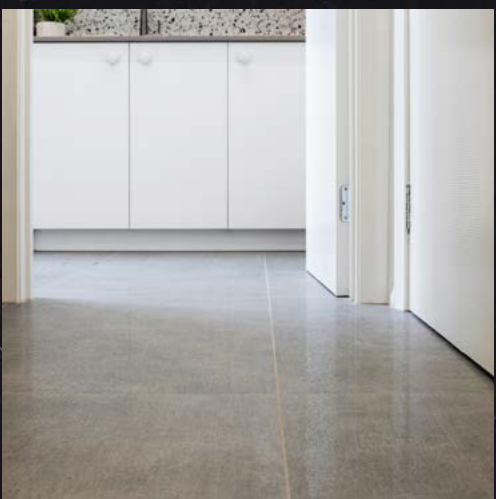
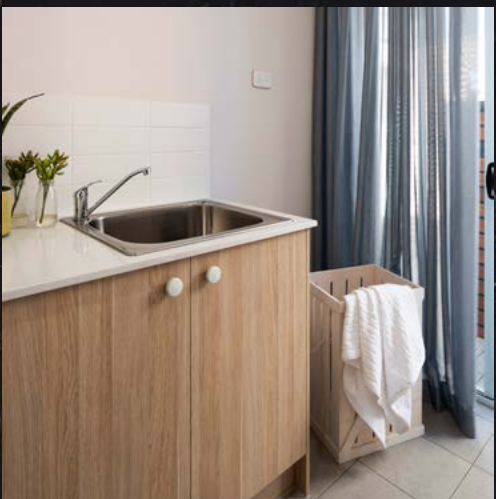


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Luxury Laundry Upgrades

Experience the epitome of elegance in our luxury laundry spaces. Beyond the routine, our homes redefine this space with exquisite design and thoughtful functionality.



Upgrade Items

1. Laminate under bench cupboard with laminate benchtop (up to 1.2m width)
2. Seima Acero 45L drop-in tub
3. Tiled splashback to suit
4. Alder Flex sink mixer in chrome, matt black & brushed nickle finish
5. Sliding External door (design specific)
6. Seamless transition to Laundry (subject to client flooring selection)



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Luxury External & Structural Upgrades

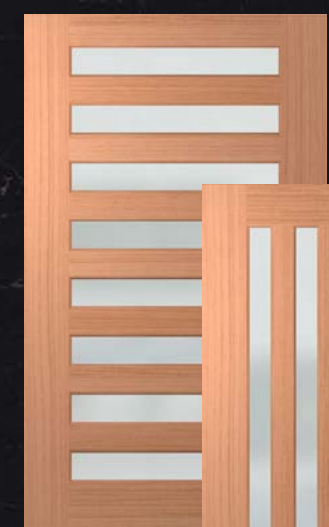
Elevate your home to unparalleled levels of sophistication with our meticulously crafted luxury external and structural upgrades offering a lifestyle of unparalleled refinement and comfort. Our homes boast premium materials and superior craftsmanship, ensuring enduring elegance and structural integrity.



XS24



XS26



XS28



XS45

Upgrade Items

1. 2700mm High ceilings (to ground floor)
2. Increased external window and door heights to suit higher ceiling
3. Choice of Hume Savoy 1200 front door range
4. Stain Finish to front door
5. 600mm back to back Pull bar in Stainless Steel Finish

OR

Grande Smart Lock Electronic Pull Handle in Matt Black Finish

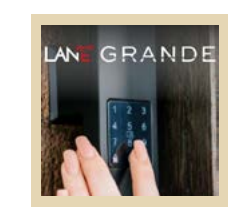
OR

Oxford Touch Plus Entrance set in Stainless Steel or Matt Black finish

6. Dynamic Sectional garage door opener
7. Sliding and Stacker Doors (Design Specific)



OR



OR



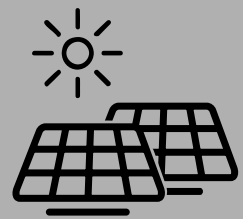
HUME DOORS & TIMBER



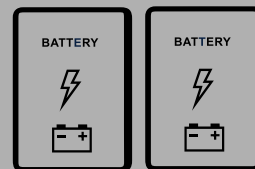


Revolutionizing Energy Efficient Living

The New Standard - Solar Panel System and Battery included as standard in your new home.



6.6kW Solar Panel System
with 5kW Inverter



10kWh Battery & Inverter

- 6.6kW Solar Panels
- 5kW Single-Phase Inverter
- 10kWh Battery
- Integrated Inverter Enclosure



energybuild®



Effective from 1 July 2025, 6.6kW solar system with 5kW inverter and 10kWh battery included on homes 33Sq and over as per Grand pricelist with Luxe Promotion. Solar system inclusions are based on the original home design and size, the solar system will not be automatically adjusted if the home is modified, extended, or reduced in size. In the case of a secondary dwelling, only one solar system is provided to the main dwelling. In the case of a dual occupancy/duplex one 3.5kW solar system with 3kW inverter and 5kWh battery included per unit/dwelling. Optional upgrades to larger solar system, batteries and EV charging stations available (subject to home design & roof area). Offer subject to change without notice. See www.firststyle.com.au for full Terms and Conditions.



Structural Advantage

NEXT GEN SLAB

Engineered, Piered Special Design Series Slab Increased Strength, Rigidity and Thickness Up to 18% Above Industry Standard

INTERLOCK FRAME

Strong, Straight and Superior Frame System which is up to 15% Above Industry Standard

TERMIFORCE

Combining T2 Termite resistant frames and FlickGuard, Australia's most trusted termite security system, offering up to 50 Years Product Warranty

EXTERNAL ESSENTIALS

Concrete Floor to the Alfresco and Porch (design specific), Timber Landings and/or steps to external entries providing the perfect platform to the outside of your home (if required - site specific)





LUXE

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your home, your choice

We give you the option to upgrade or save on your new build

**Over \$120,000* worth of Luxury Upgrades
for only \$22,900**

OR

**\$20,000 off your home
and receive STYLE Premium Upgrade**

"Luxe Upgrade" is only available to home designs listed on the current Firststyle Homes Grand Collection 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 main dwelling only, secondary dwellings or studios built in conjunction with a Grand Home will receive 'Dual Living Inclusions'. Some items may change or be unavailable in the absence of gas connections. Images & items shown are indicative only and are not redeemable for cash or other alternative items and are subject to amendment without notice at the discretion of Firststyle Homes. This offer is not available in conjunction with any other offer and is only available to clients requesting a written quotation from 1st July 2025. Promotion choice '\$20k off or Luxe Upgrades for \$22,900' must be selected at sales stage prior to the tender being produced. Firststyle Homes reserves the right to revise specifications, inclusions, materials, and suppliers without notice. | Full terms and conditions can be found at www.firststyle.com.au. *Total value is based on RRP of upgraded items.

Display Locations

South West Sydney

1. LEPPINGTON

HOMEWORLD LEPPINGTON
17 Berkshire Circuit Leppington NSW 2179
PH: 9606 4175 **E:** emeraldhills@firststyle.com.au
ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

2. AUSTRAL

AUSTRAL DISPLAY VILLAGE
14 Harrismith Crescent, Austral NSW 2179
PH: 9608 9777 **E:** austral@firststyle.com.au
ON DISPLAY: Hayman & Montara

3. WILTON

WILTON GREENS
4 Hepper Parkway, Wilton NSW 2571
PH: 9043 5890 **E:** wilton@firststyle.com.au
ON DISPLAY: Portofino, Evandale & Clarkson

4. ORAN PARK

HOMEWORLD ORAN PARK
Cnr Allambie Cct & Condamine Street, Oran Park NSW 2570
E: oranpark@firststyle.com.au
ON DISPLAY: Sorento, Waverly, Grandeur, Grantham & Amira

5. MENANGLE PARK

MENANGLE PARK DISPLAY VILLAGE
9 Subzero Crescent, Menangle Park NSW 2563
PH: 8630 0429 **E:** menanglepark@firststyle.com.au
ON DISPLAY: Norwood & Fitzroy

North West Sydney

6. BOX HILL

HOMEWORLD BOX HILL
14 Noah Street, Box Hill NSW 2765
PH: 8630 2020 **E:** boxhill@firststyle.com.au
ON DISPLAY: Grantham, Avoca & Clovelly

Central Coast

7. WARNERVALE

HOMEWORLD WARNERVALE
44 Turret Circuit, Warnervale NSW 2259
PH: 9138 7753 **E:** warnervale@firststyle.com.au
ON DISPLAY: Albury & Portofino





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