



CELEBRATING
over

25 YEARS

PREMIUM UPGRADES

Up to \$51,650 in Value*



CELEBRATING 25 YEARS OF FIRSTYLE



1996	1997	2000 - 2001	2002	2005	2006	2009		2013	2014	2015	2016 - 2017	2018-2019	2020 - 2021	2022
<p>Firststyle is founded by Romeo Tamburri</p>	<p>Firststyle Homes opens first Display Home at Green Valley</p> <p>FEB - Company begins its operations in the garage of the Display home with 2 Staff Members</p> <p>DEC - First Firststyle home is completed in Crocodile Drive, Green Valley.</p>	<p>2000 - The “Gabriella” New Display opens on Cnr Crocodile Drive and Green Valley Road</p> <p>2001 - Move to First Admin Office at Green Valley Neighborhood Shopping Centre.</p>	<p>New Display Centre on Cnr Carmichael Drive & Mallow Avenue, West Hoxton.</p>	<p>Major Expansion in conjunction with official opening of Firststyle Homes Commercial Building in Liverpool.</p>	<p>Casula Display Homes open - Cnr Cedar Road and Hume Hwy.</p>	<p>Partner Builder in MIRVAC Middleton Grange Housing Development 750 Homes</p> <p>MAR – Opening of Display Centre at Middleton Grange</p> <p>Oran Park I Display Homes Open</p>		<p>Completion and Opening of Colour Selection Studio at Head Quarters, Liverpool.</p> <p>Builder Partner Landcom Redevelopment project “Thorton” Penrith.</p> <p>Spring Farm and The Ponds Display Homes Open</p>	<p>Pat Romano appointed as General Manager of Firststyle Homes</p> <p>Grand Opening Edmondson Park Display Homes “Village Square”</p> <p>Further significant expansion including membership to HomeWorld Display Builders</p> <p>Preferred Builder Stockland, Greenfield, Lendlease, Crownland and Landcom.</p> <p>HIA-CSR NSW Awards Finalists</p>	<p>2015 - Gregory Hills Display Homes Open</p> <p>2015 - Homeworld Kellyville Display Homes Open</p> <p>2015-2017 HIA Top 10 Builders NSW</p>	<p>2016 HIA-CSR NSW Awards Finalists</p> <p>2016 - Oran Park II Display Centre Opens</p> <p>2017 - Spring Farm Display Homes Open</p>	<p>Builder Partner Landcom “New Leaf” renewal project Bonnyrigg</p> <p>HomeWorld Display Homes open at Leppington and Marsden Park</p>	<p>4000 Homes Built Milestone</p> <p>MBA Building Award winner “Display of The Year 2020” Norwood at Marsden Park</p> <p>HomeWorld Display Homes open at Box Hill</p>	<p>HIA Top 50 Builder (Detached) Nationally</p> <p>25 Year Membership with HIA</p> <p>Expansion into NSW Central Coast and Illawarra regions</p> <p>400 Jobs under construction</p> <p>81 Staff Members</p> <p>HIA Award Winner 2022 Bathroom in a Display Home - Avoca, Box Hill</p>

Peace of Mind

When you choose Firststyle Homes to build your dream home, you choose quality workmanship, flexible design options, great value for money and exceptional customer service.

We are proud to say that we are a true industry leader and provide homes that suit all lifestyles and budgets.

Firststyle Homes will listen to your needs and will help you achieve the home that you love.



THE FIRSTSTYLE 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)
- ✓ **External Essentials** – Firststyle Homes provide Concrete Floor to the Porch and Alfresco (design specific), Timber Landings and/or steps to external entries providing the perfect platform to the outside of your home (if required - site specific)

THE FIRSTYLE ADVANTAGE



3 STAGES OF QUALITY ASSURANCE

At Firststyle Homes we ensure that the workmanship and quality of our homes is of the highest standard. Our 3 Stage Quality Assurance Program ensures we deliver industry leading quality on each and every home we build.

3 EASY STEPS

- 1 - Detailed final stage client walk-through and inspection
- 2 - Firststyle Comprehensive 150 Point Quality Control Audit
- 3 - 150 Day Maintenance Program



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.



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.**



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.



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 brand-new **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.**



The FIRSTYLE Advantage

- ✓ **FAMILY BUSINESS VALUES**
WITH BIG BUSINESS PRESENCE
- ✓ **AWARD WINNING BUILDER**
- ✓ **PUTTING FAMILIES FIRST
FOR OVER 25 YEARS**
- ✓ **4800 HOMES AND COUNTING**
- ✓ **PREMIUM LAND PARTNERS**
INCLUDING LENDLEASE,
STOCKLAND & LANDCOM
- ✓ **OVER 20 HOMES ON DISPLAY**
IN PREMIUM DISPLAY VILLAGES
INCLUDING HOMEWORLD
- ✓ **TRUSTED PARTNERSHIPS WITH
AUSTRALIA'S BIGGEST BRANDS**
IN THE BUILDING INDUSTRY
- ✓ **150 DAY MAINTENANCE PERIOD**
- ✓ **SELECTION STUDIO TOURS**
- ✓ **FIXED PRICE GUARANTEE**



Kitchen UPGRADES

Firststyle homes feature spacious kitchen designs for entertaining your family and friends. With quality appliances, fine detail and alluring stone benchtops, your kitchen will be the perfect entertaining space.

MONTARA 30.6 | MARSDEN PARK DISPLAY
Additional items shown for illustrative purposes, Speak to our team if you would like more information on upgrades shown.

Benchtops	Choose from an extensive selection of 20mm engineered stone from Firststyle nominated Caesarstone Range
Cabinetry (S)	Custom made, laminate cabinetry from a wide range of Polytec colours in matt finish
Overhead Cupboards	Laminate overhead cupboards to suit your kitchen design
Bulkhead	Feature bulkhead above kitchen overhead cabinets
Splashback (S)	Easy to clean tiled splashbacks that add an elegant finish to your kitchen space
Ducted Rangehood	Externally ducted rangehood removes smoke, grease, heat, condensation and cooking odours
Sink & Tapware	Choice of two stylish double bowl sinks with sleek mixer tap in chrome or matt black finish
Soft Close	Complimenting the function of your Doors and Drawers
Pantry (S)	Feature Translucent Glass door (Design Specific) and 4 white melamine shelves to the pantry

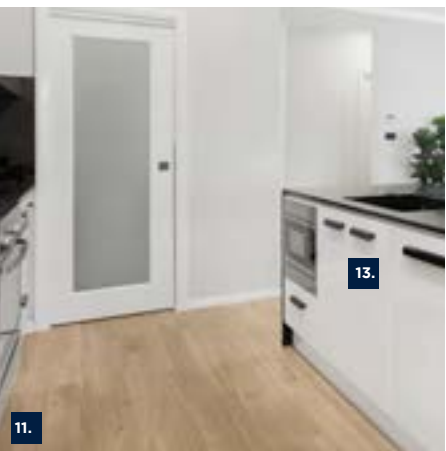
(S) Standard Item



OR



OR



Your dream kitchen

- 20mm Stone Benchtop in choice of colours from Firststyle nominated Caesarstone Range
- Alder Vito Bertoni - Nuova Calare Sink Mixer in Chrome OR Flex Sink Mixer in Matt Black Finish
- Seima Acero 1200 Double Bowl Stainless Steel Sink OR Seima Leto 750 Stainless Steel Sink (above-mount)
- Westinghouse 90cm Canopy Rangehood
- External Ducting to the rangehood
- Laminate overhead cupboards to suit your kitchen design
- Feature bulkhead above kitchen overhead cupboards
- Westinghouse 90cm Dual Fuel Freestanding Cooker
- Westinghouse dishwasher
- Soft Close Kitchen Doors and Drawers
- Hume feature door with translucent glass and paint finish to pantry (design specific)
- Pantry Shelving - Four (4) white melamine shelves to the pantry (s)
- Laminate cabinetry from a wide range of Polytec colours in matt finish (s)

Additional items shown for illustrative purposes, Speak to our team if you would like more information on upgrades shown

(S) Standard Item

Your Choice of LUXE *Upgrades*

caesarstone®
Quartz Surfaces

Westinghouse



OR



OR



1. Upgrade to 40mm Stone Edge to the Island Bench Only

2. Upgrade to 20mm waterfall ends to the island bench (up to 2 sides only)

3. Westinghouse 90cm Gas Cooktop & Electric Oven in lieu of Freestanding Cooker



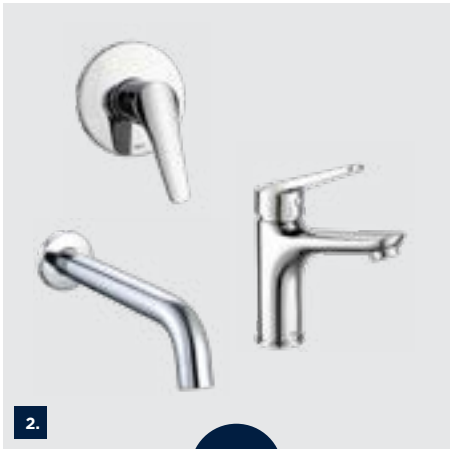
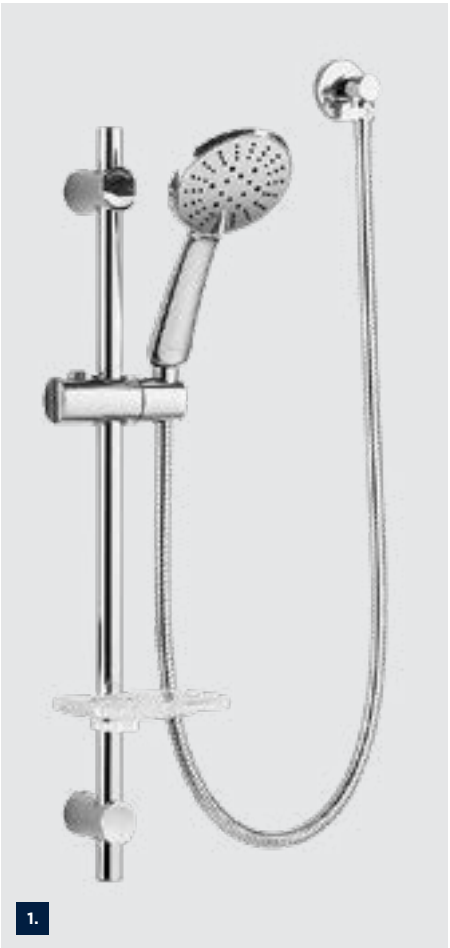


Bathroom UPGRADES

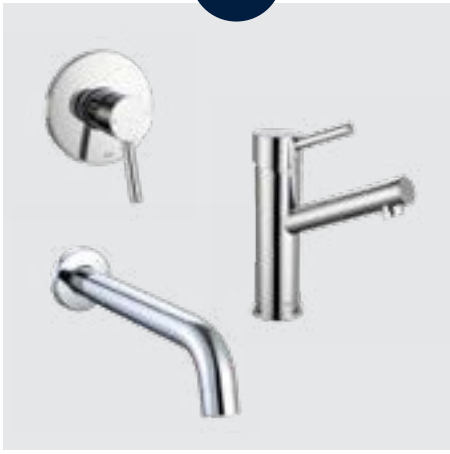
A sophisticated space peacefully designed to relax, rejuvenate, and prepare for the day ahead. Our bathrooms and ensuites are exquisitely designed for comfort, giving you a luxurious haven feeling.

BELROSE 33.1 | LEPPINGTON LIVING DISPLAY
Additional items shown for illustrative purposes, Speak to our team if you would like more information on upgrades shown

Benchtops	Choose from an extensive array of 20mm engineered stone from Firststyle nominated Caesarstone Range
Vanities	Custom made laminate vanities from a wide range of Polytec colours in matt finish, including soft close doors and drawers
Mirrors	Compliment your space with a frameless, polished edge mirror, to suit your vanity
Basins	Above mount Seima ceramic Kyra Basin adds a stylised finish to your bathroom space
Tapware	Your choice of Alder Soho or Flex Tapware in chrome finish. Upgraded wish accessories in Chrome finish
Toilet	Seima wall faced toilet with a soft-closing seat
Bath	Indulge your senses with a stylish Seima Select Inset Bath
Shower	Semi-Frameless Shower screen (Illusion), and 2m high tiling
Seamless Transition	Our innovative no step, no trip design offers you seamless transitions to wet areas (Ground Floor Only. Subject to client flooring selection)
Bathroom Tiling	Choose from a stunning range of Firststyle Glazed Porcelain (cushion edge) wall & floor tiles



OR



Relax in Style

1. Alder Excite Rail Shower HS375 in Chrome Finish
2. Alder Soho OR Flex Wall Mixers, Bath Spout and Basin Mixer in chrome finish
3. Alder Wish Accessories in Chrome Finish, including 800mm Double Towel Rail, 600mm Single Towel Rail or Robe Hook to the Ensuite and Toilet Roll Holder
4. Semi-Frameless Shower screen (Illusion)
5. Seima ceramic Kyra Basin (017/210)
6. Seima Chios wall faced toilet
7. Designer Laminate Vanities, including soft close doors and drawers with polished edge mirror to suit
8. 20mm stone top to vanities in choice of colours from Firststyle nominated Caesarstone Range
9. Seima Select Inset Bath
10. Glazed Porcelain (cushion edge) wall and floor tiles from Firststyle Selected Range to the Bathroom and Ensuite
11. Bathroom Tiling Height increased to 1.2m
12. Seamless Transition into Wet Area - Innovative Building Practice - No Step - No trip (Ground Floor Only. Subject to client flooring selection)

Additional items shown for illustrative purposes, Speak to our team if you would like more information on upgrades shown

Interior UPGRADES

It's the finishing touches that transform your house into a home. Uniquely designed to suit your style with the assistance of our Colour Team ensuring your space is conveyed by your inspiration and vision.



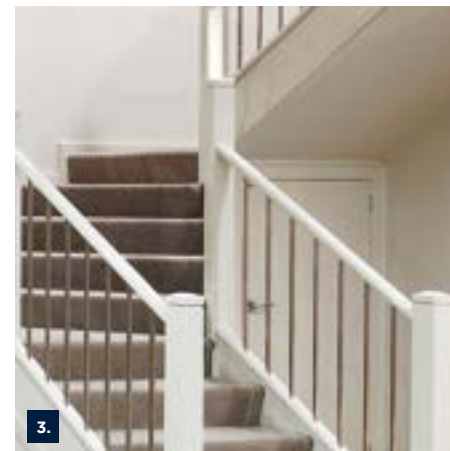
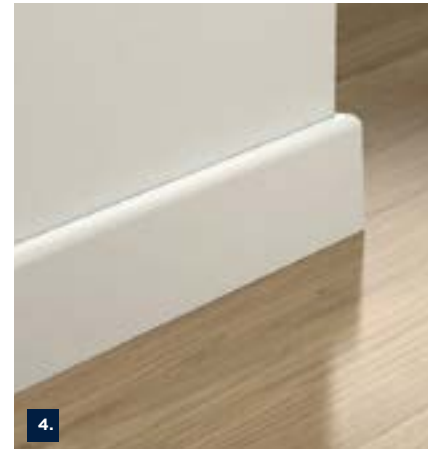
MONTARA 30.6 | HOMEWORLD MARSDEN PARK DISPLAY
Additional items shown for illustrative purposes, Speak to our team if you would like more information on upgrades shown

Insulation	Year round comfort with wall and ceiling insulation
Door Furniture	Your choice of Buckingham or Manchester internal door handles. Privacy locks to selected areas. Door stops to all doors
Paint Finish	Protect your walls with Taubmans Endure paint system applied to all internal walls
Skirting & Architraves	67mm painted pine skirting and architraves throughout your home for a refined finish
Staircase	Staircase Upgrade to Stainless steel balustrade with Paint Finish to the Posts and Handrails (Two Storey Homes Only)
Robes (s)	Single melamine shelf and chrome hanging rail for clothes storage
Linen Storage (s)	Four (4) white melamine shelves to the Linen Cupboard/s to hold your linen and provide additional storage

(S) Standard Item

Live in comfort

1. Choice of Buckingham or Manchester internal door handles
2. Taubmans Endure Paint to internal walls
3. Staircase Upgrade to Stainless steel balustrade with Paint Finish to the Posts and Handrails (Two Storey Homes Only)
4. 67mm Pine Pencil Round Skirting and Architraves throughout
5. R2.0 Wall insulation to external walls and R3.0 Ceiling insulation to roof space (excluding Garage)
6. Linen Shelving – Four (4) white melamine shelves to the Linen Cupboard/s (S)



(S) Standard Item





Electrical UPGRADES

Enjoy year round comfort with fully ducted Day/Night air-conditioning and our electrical inclusions such as LED Downlights, stylish Switches and Alarm/Intercom System. Your well-being is our priority.

Solar	Future proof your biggest asset, 3.5kw Solar Panel System and 3kw Inverter
Air Conditioning	Relax in year round comfort with our Fully Ducted Day/Night Air Conditioning
Lighting	LED Downlights and Bayonet light point to remaining rooms
Power points	Power points to each room & single power points to relevant kitchen appliance provisions
Switches	Clipsal Iconic Switches and Power points
Alarm (S)	Secure your home with a Bosch alarm system
Hot water System	Enjoy endless hot water with an Instantaneous hot water system

(S) Standard Item

future proof
YOUR BIGGEST INVESTMENT

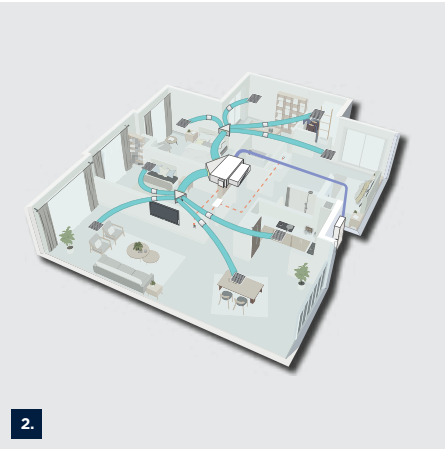
Sleek and efficient solar energy systems seamlessly merged with architectural design, offering both sustainable living and energy efficiency. The solar panel system and inverter are integrated during the build process to ensure a seamless finish, enhancing the property's value, and improving the environmental footprint from the moment your home is complete.

3.5kW Solar Package

- 3.5kW Solar Panels
- 3kW Single-Phase Inverter
- Integrated Inverter Enclosure



*TERMS AND CONDITIONS: Effective from 1 May 2024. Refer to current price list for eligible homes. 6.6kW solar system and 5kW inverter included with Luxe Promotion (solar only, not battery ready). Optional upgrades to solar system, batteries and EV charging stations available. Firststyle Homes reserves the right to install the latest technology which could mean fewer panels are installed provided total kW array capacity is no more than 3% below the quoted array size. Inverter and battery enclosures position on external wall (where practical) and exclusion zones apply. No solar panels to be located on lower roof of a two storey homes due to potential shading issues. All STC's associated with the install to be assigned to Solar Panel Provider and/or their agents. Approval for grid connection application must be received prior to commencement of installation. For Knock Down Rebuilds, no previous Solar PV system to have been registered against this address (a new Meter connection application (NMI number) is required. Performance of system contingent to house orientation, panel placement and solar access. Offer is subject to change without notice.



Year round comfort

- 1. 3.5 kW Solar Panels with 3kW Inverter
- 2. Fully Ducted Day/Night Air conditioning
- 3. 10 x LED Downlights
- 4. Double Power points to each room & relevant single power points to kitchen appliances (design specific)
- 5. Clipsal Iconic Switches and Power points in white
- 6. Bosch Alarm System including 3 motion sensors
- 7. Instantaneous Hot Water System (S)



External Finishes

- 1. Lane Corvan Buckingham Entrance Lockset
- 2. Dynamic Sectional garage door opener
- 3. Front Entry Door choice from selected Hume Newington and Verve Range doors with clear glazing and paint finish
- 4. Sliding and Stacker Doors (Design Specific)



Structural ADVANTAGE

Offering you stability, strength, and rigidity our homes are built with the Firststyle Structural Advantage. From our NextGen Slab, Interlock Frame System and 50 Year product warranty on Termite Protection, to our External Essentials, ensuring you feel safe and secure in your new home for years to come.



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

Firststyle Homes provide 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)



NORWOOD 31.4 | MARSDEN PARK DISPLAY
Additional items shown for illustrative purposes. Speak to our team if you would like more information on upgrades shown.

Display Locations

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. ORAN PARK

ORAN PARK TOWN
6 Webber Loop Oran Park NSW 2570
PH: 9043 5890 **E:** oranpark@firststyle.com.au
ON DISPLAY: Fitzroy, Montebello, Burnley Duet & Silkwood

3. MARSDEN PARK

HOMEWORLD MARSDEN PARK
27 Ellison Street Marsden Park NSW 2765
PH: 8630 0429 **E:** marsdenpark@firststyle.com.au
ON DISPLAY: Norwood & Montara

4. 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



5. LEPPINGTON

LEPPINGTON LIVING
37 Moon Street Leppington NSW 2179
PH: 9608 9777 **E:** leppington@firststyle.com.au
ON DISPLAY: Paddington & Belrose

6. WARNERVALE

HOUSE AND LAND CENTER
44 Virginia Road, Warnervale 2259
PH: 9138 7753 **E:** warnervale@firststyle.com.au
ON DISPLAY: Hamlyn

7. COBBITTY

COBBITTY
18 Rock Fern Avenue, Cobbitty
PH: 7813 5306 **E:** cobbitty@firststyle.com.au
ON DISPLAY: Waverly (Dual Living), Rosewood, Sorento



GRANTHAM 37.5 HAVEN FACADE | BOX HILL DISPLAY
Additional items shown for illustrative purposes, Speak to our team if you would like more information on upgrades shown



THE FIRST NAME YOU CAN TRUST

*Total value up to \$51,650 RRP is based on additional upgrades.

DISCLAIMER: "Over 25 Year Premium Upgrades" is only available to selected home designs listed on the current Firststyle Homes Price List. Offer applies to main dwelling only, secondary dwellings or studios built in conjunction with "25 Year Premium Upgrades Home" will receive "Dual Living Inclusions". Some items may change or be unavailable in the absence of gas connections. Firststyle standard electric hot water system will be provided in lieu of gas instantaneous hot water system where gas is unavailable to the site. Firststyle standard electric underbench oven and electric cooktop will be provided in lieu of freestanding dual cooker where gas is unavailable to site. 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 and selected Home & Land Packages. Images & items shown are indicative only and are not redeemable for cash or other alternative items. All images & items shown are 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 written quotation from 1st December 2023.

Photographs & images are representative only to finishes available and may not reflect the true finish. Standard designs & photographs may also depict fixtures, finishes & features not supplied by Firststyle Homes such as, but not limited to, floor coverings, driveways, fencing, landscaping & outdoor features, furnishing, decorative items and window furnishings. Firststyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firststyle Homes reserves the right to end or amend all or any elements of the "Over 25 Year Premium Upgrades" and "The Firststyle Advantage".
Firststyle Homes Pty Ltd. ABN 59 087 773 779 B.L.113412C

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