

Up to \$62,380 in Value*

Style.

PREMIUM UPGRADES



CELEBRATING OVER 25 YEARS OF FIRSTYLE



1996	1997	2000 - 2001	2002	2005	2006	2009	2013		2014	2015	2016 - 2017	2018-2019	2020 - 2021	2022 - 2023	2024	2025
Firststyle is founded by Romeo Tamburri FEB - Company begins its operations in the garage of the Display home with 2 Staff Members DEC - First Firststyle home is completed in Crocodile Drive, Green Valley.	Firststyle Homes opens first Display Home at Green Valley FEB - Company begins its operations in the garage of the Display home with 2 Staff Members	2000 - The "Gabriella" New Display opens on Cnr Crocodile Drive and Green Valley Road 2001 - Move to First Admin Office at Green Valley Neighborhood Shopping Centre.	New Display Centre on Cnr Carmichael Drive & Mallow Avenue, West Hoxton.	Major Expansion in conjunction with official opening of Firststyle Homes Commercial Building in Liverpool.	Casula Display Homes open - Cnr Cedar Road and Hume Hwy.	Partner Builder in MIRVAC Middleton Grange Housing Development 750 Homes MAR - Opening of Display Centre at Middleton Grange Oran Park I Display Homes Open	Completion and Opening of Colour Selection Studio at Head Quarters, Liverpool. Builder Partner Landcom Redevelopment project "Thorton" Penrith. Spring Farm and The Ponds Display Homes Open		Pat Romano appointed as General Manager of Firststyle Homes Grand Opening Edmondson Park Display Homes "Village Square" Further significant expansion including membership to HomeWorld Display Builders Preferred Builder Stockland, Greenfield, Lendlease, Crownland and Landcom. HIA-CSR NSW Awards Finalists	2015 - Gregory Hills Display Homes Open 2015 - Homeworld Kellyville Display Homes Open 2015-2017 HIA Top 10 Builders NSW	2016 HIA-CSR NSW Awards Finalists 2016 - Oran Park II Display Centre Opens 2017 - Spring Farm Display Homes Open	Builder Partner Landcom "New Leaf" renewal project Bonnyrigg HomeWorld Display Homes open at Leppington and Marsden Park	4000 Homes Built Milestone MBA Building Award winner "Display of The Year 2020" Norwood at Marsden Park HomeWorld Display Homes open at Box Hill	HIA Top 50 Builder (Detached) Nationally 25 Year Membership with HIA Expansion into NSW Central Coast and Illawarra regions 400 Jobs under construction Display Homes Open in Leppington Homeworld (4) and Leppington Living (2) MBA National Excellence Award Winner 2023 Display Homes \$250,000 - \$350,000 HIA Awards: Best Display Home Up To \$350,000	Cobbitty Display Center Opens MBA Excellence Awards: Winner of MBA NSW Excellence in Housing Award Display Homes up to \$450,000 Waverly design in Cobbitty Winner of Display Homes \$450,001 - \$550,000 Sorento 30.5 design in Cobbitty Implementation of NSW Quality Assurance System	Display homes open at Wilton (3) Display Homes Open Warnervale Homeworld (2) Revolutionary new Service - Build Now, Pay Later - Major promotion Menangle Park Display Homes Open (2) Austral Display Homes Open (2) UPCOMING: Oran Park Display Homes (5)

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)
- ✓ **Bathroom and Floor Wastes** – Best practice for effective drainage, minimize slip hazards and maintain dry and secure Ensuite and Bathroom areas

THE FIRSTSTYLE ADVANTAGE



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.**



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.**



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.



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.



The FIRSTSTYLE 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.

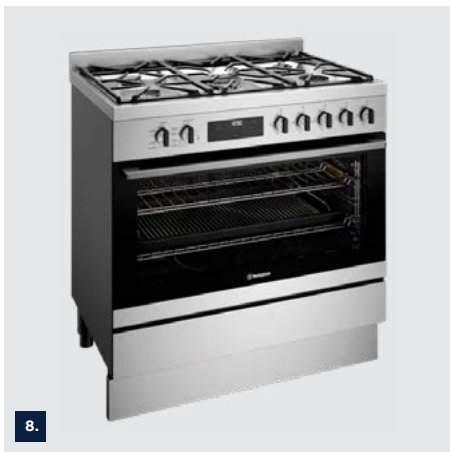
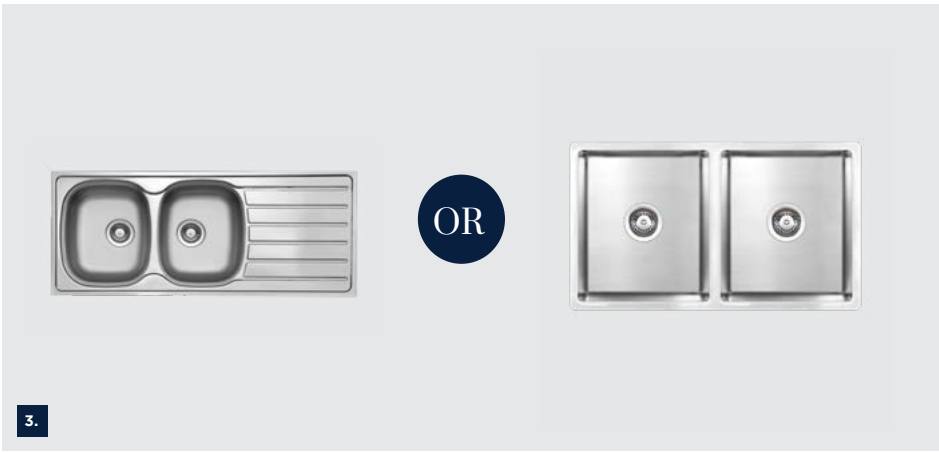
MONTARA 30.6 | MARSDEN PARK DISPLAY
Additional items shown for illustrative purposes, Speak to our team if you would like more information on upgrades shown.

Benchtops	Choose from an extensive selection of 20mm Stone from Firststyle nominated Caesarstone or WK Quantum Zero 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



Your dream kitchen

1. 20mm Stone Benchtop in choice of colours from Firststyle nominated Caesarstone & WK Quantum Zero Range
2. Alder Vito Bertoni - Nuova Calare Sink Mixer in Chrome OR Flex Sink Mixer in Matt Black Finish
3. Seima Acero 1162 Double Bowl Stainless Steel Sink OR Seima Leto 750 Stainless Steel Sink (above-mount)
4. Westinghouse 90cm Canopy Rangehood
5. External Ducting to the rangehood
6. Laminate overhead cupboards to suit your kitchen design
7. Feature bulkhead above kitchen overhead cupboards
8. Westinghouse 90cm Dual Fuel Freestanding Cooker*
9. Westinghouse dishwasher
10. Soft Close Kitchen Doors and Drawers
11. Hume feature door with translucent glass and paint finish to pantry (design specific)
12. Pantry Shelving - Four (4) white melamine shelves to the pantry (S)
13. Laminate cabinetry from a wide range of Polytec colours in matt finish (S)

(S) Standard Item

Additional items shown for illustrative purposes. Speak to our team if you would like more information on upgrades shown
*Firststyle standard electric underbench oven and electric cooktop will be provided in lieu of freestanding dual cooker where gas is unavailable to site.

Your Choice of BONUS *Upgrades*

WK **STONE**

caesarstone[®]
Quartz Surfaces

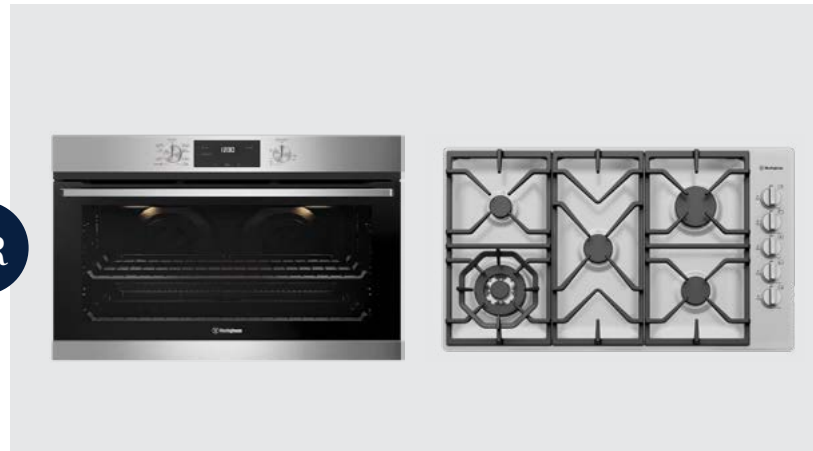
Westinghouse



OR



OR



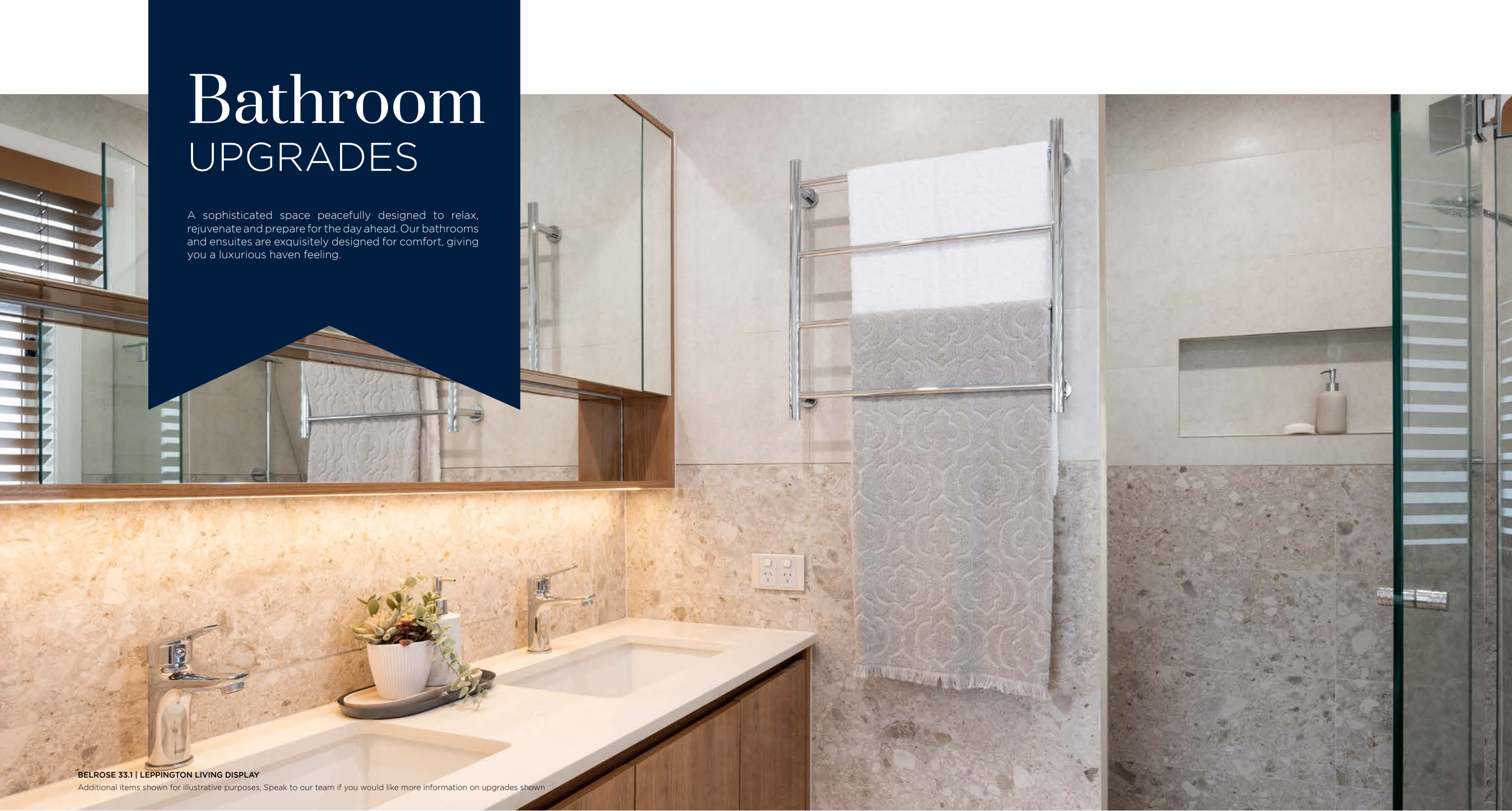
1. Upgrade to 40mm Stone Edge to the Island Bench Only

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



*Firststyle standard electric underbench oven and electric cooktop will be provided where gas is unavailable to site.

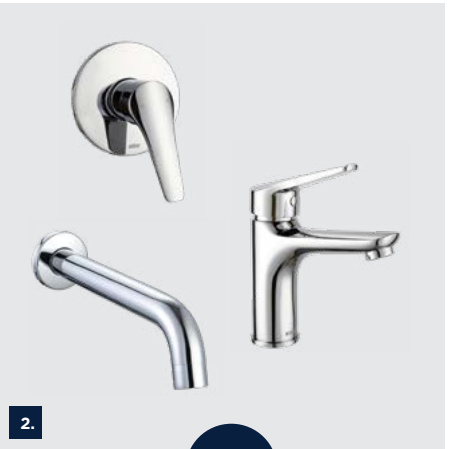
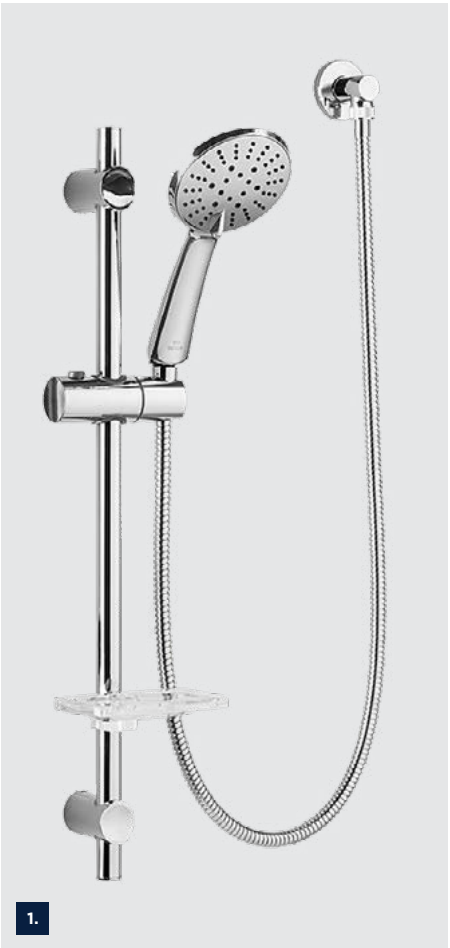


Bathroom UPGRADES

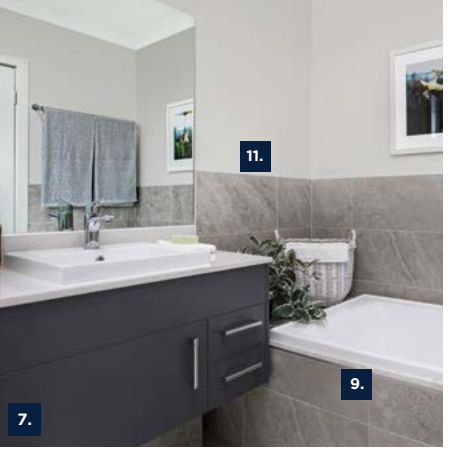
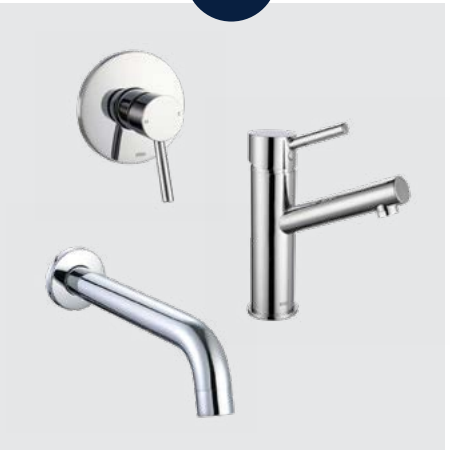
A sophisticated space peacefully designed to relax, rejuvenate and prepare for the day ahead. Our bathrooms and ensuites are exquisitely designed for comfort, giving you a luxurious haven feeling.

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 Stone from Firststyle nominated Caesarstone or WK Quantum Zero 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 to the bathroom, 600mm Single Towel Rail or Robe Hook to the Ensuite and Toilet Roll Holder to each
4. Semi-Frameless Shower screen (Illusion) including shower hob
5. Seima ceramic Kyra Basin (400/402)
6. Seima Chios Vortex 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 or WK Quantum Zero 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. Chrome floor wastes
13. 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.



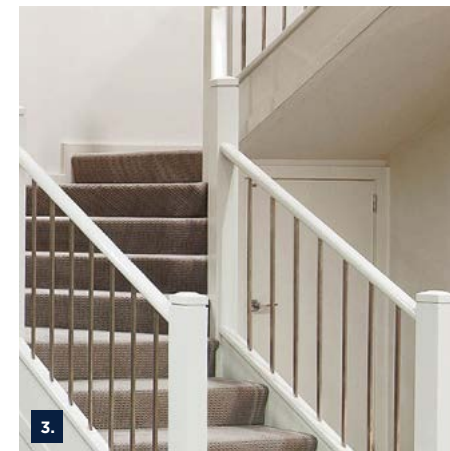
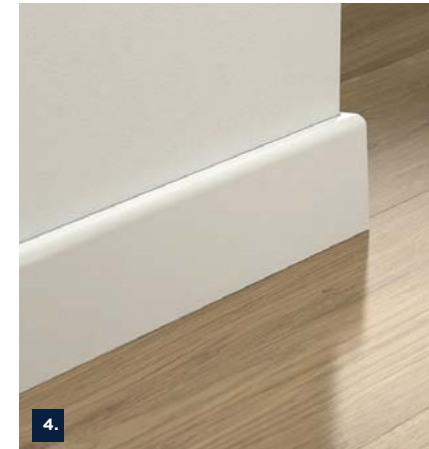
BELROSE | LEPPINGTON LIVING DISPLAY
Additional items shown for illustrative purposes. Speak to our team if you would like more information on upgrades shown

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)

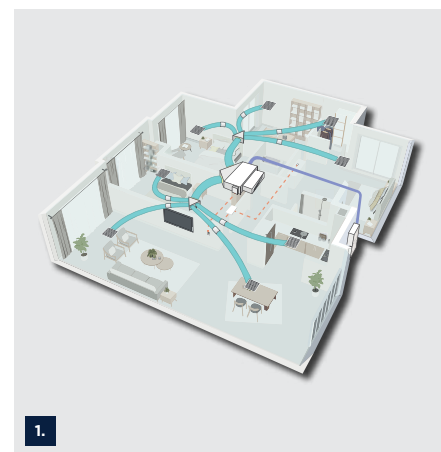


(S) Standard Item



Electrical UPGRADES

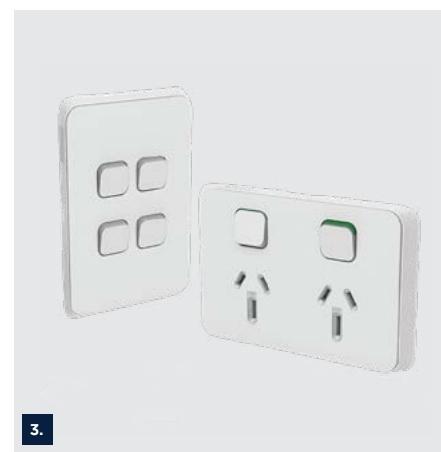
Enjoy year round comfort with fully ducted Day/Night air-conditioning and our electrical inclusions such as LED Downlights, stylish Switches and Alarm System. Your well-being is our priority.



1.



2.



3.

Year round comfort

1. Fully Ducted Day/Night Air conditioning
2. 15 x LED Downlights
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*
7. Every home is set up ready for the National Broadband Network (service to be connected by owner)

HITACHI
Cooling & Heating

CLIPSAL

BOSCH
Invented for life



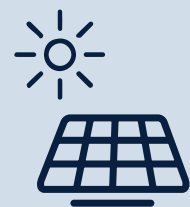
*Firststyle standard electric hot water system will be provided in lieu of gas instantaneous hot water system where gas is unavailable to the site



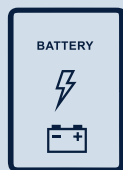
Revolutionizing Energy Efficient Living

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

Home Designs Under 33 Sq



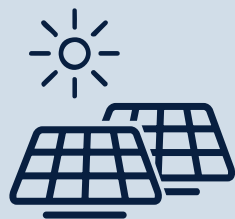
3.5kW Solar Panel System
with 3kW Inverter



5kWh Battery & Inverter

- 3.5kW Solar Panels
- 3kW Single-Phase Inverter
- 5kWh Battery
- Integrated Inverter Enclosure

Home designs 33 Sq and over



6.6kW Solar Panel System
with 5kW Inverter



5kWh Battery & Inverter

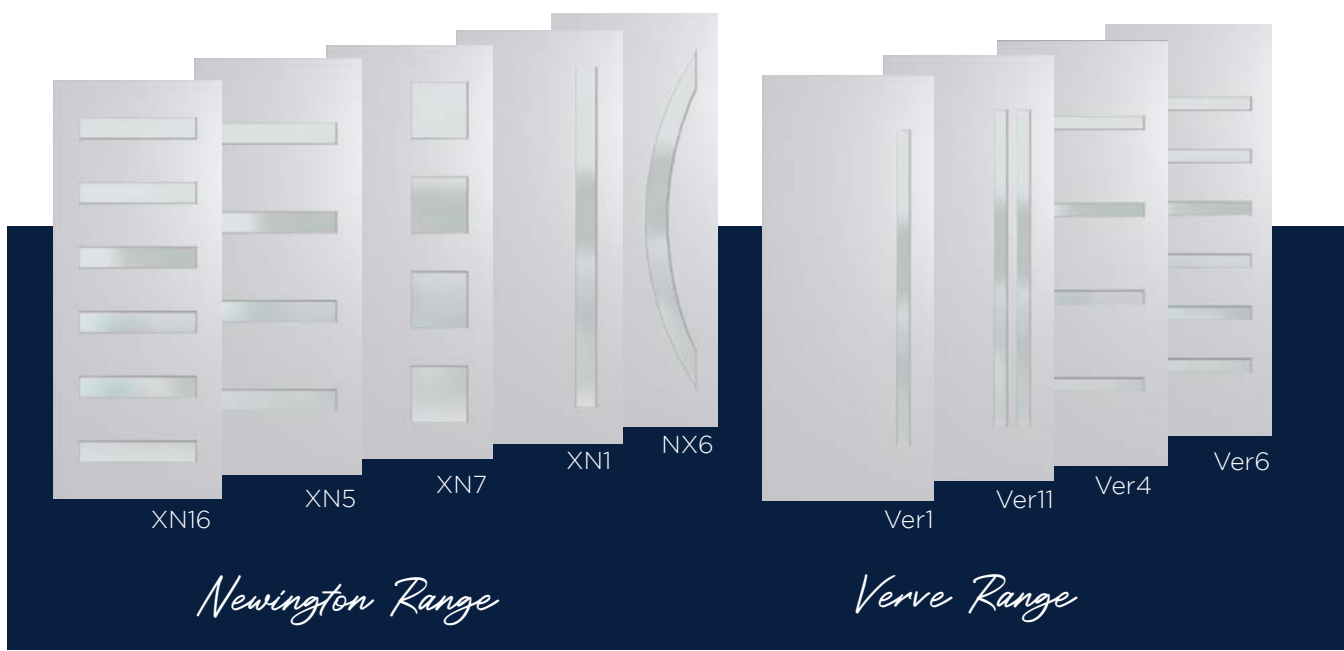
- 6.6kW Solar Panels
- 5kW Single-Phase Inverter
- 5kWh Battery
- Integrated Inverter Enclosure



Effective from 1 July 2025. 3.5kW solar system with 3kW inverter and 5kWh battery included on homes up to 33Sq as per Style Inclusions pricelist. 6.6kW solar system with 5kW inverter and 5kWh battery included on homes 33Sq and above as per Grand Collection pricelist. 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.

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)



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

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.



CHATSWOOD | EMERALD HILLS DISPLAY
Additional items shown for illustrative purposes. Speak to our team if you would like more information on upgrades shown

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)



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. LEPPINGTON

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

3. WILTON

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

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. AUSTRAL

14 Harrismith Cres, Austral 2179
ON DISPLAY: Hayman & Montara

6. WARNERVALE

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

7. MENANGLE PARK

MENANGLE PARK DISPLAY VILLAGE
9 Subzero Crescent, Menangle Park NSW 2563
ON DISPLAY: Norwood & Fitzroy

8. ORAN PARK

HOMEWORLD ORAN PARK
Cnr Allambie Circuit & Condamine Street Oran Park NSW 2570
OPENING LATE 2025: Sorento, Waverly, Grandure, Grantham & Amira



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



*Total value up to \$62,380 RRP is based on additional

DISCLAIMER: "Style 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 "Style Premium Upgrades" 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. 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 July 2025.

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 'Style Premium Upgrades' and 'The Firststyle Advantage'.

Firststyle Homes Pty Ltd. ABN 59 087 773 779 B.L.113412C

1300 347 789 | WWW.FIRSTSTYLE.COM.AU