



CELEBRATING

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
------	------	-------------	------	------	------	------	------	------	------	-------------	-----------	-------------	------

Firststyle is founded by Romeo Tamburri

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**

DEC - **First Firststyle home** is completed in Crocodile Drive, Green Valley.

2000 - The "Gabiella" 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

81 Staff Members

HIA Award Winner 2022 Bathroom in a Display Home - Avoca, Box Hill

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 piling is needed
- ✓ If rock excavation is needed
- ✓ Costs associated with problematic and reactive site conditions
- ✓ Costs associated from 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)
- ✓ **External Essentials** - Firststyle Homes provide Concrete Floor to the Porch and Alfresco (design specific), Timber Landings and/or steps to external entries (if required - site specific) providing the perfect platform to the outside of your home

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 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.

(S) Standard Item

Benchtops

Choose from an extensive selection of 20mm engineered stone from Firststyle nominated Caesarstone or Silestone 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



1.



OR



2.



OR

4.



OR

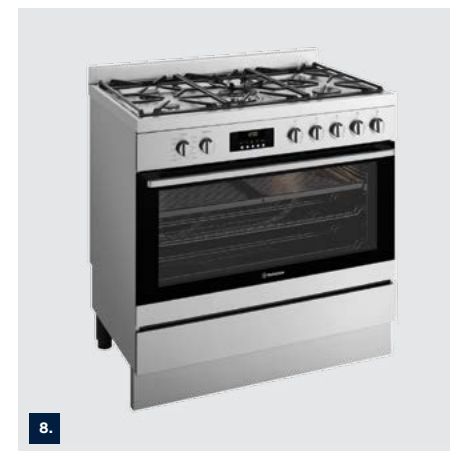
3.



5.

7.

6.



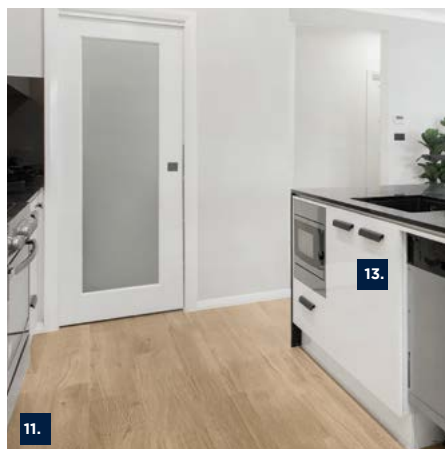
8.



9.



10.



11.

13.



12.

Your dream kitchen

1. 20mm Stone Benchtop in choice of colours from Firststyle nominated Caesarstone or Silestone Range
2. Alder Vito Bertoni - Nuova Calare Sink Mixer in Chrome OR Flex Sink Mixer in Matt Black Finish
3. Seima Acero 1200 Double Bowl Stainless Steel Sink OR Seima Leto 750 Stainless Steel Sink (above-mount)
4. Westinghouse 90cm Canopy Rangehood OR Glass 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

Your Choice of **LUXE** *Upgrades*

silestone
Designed by COSENTINO

caesarstone
Quartz Surfaces

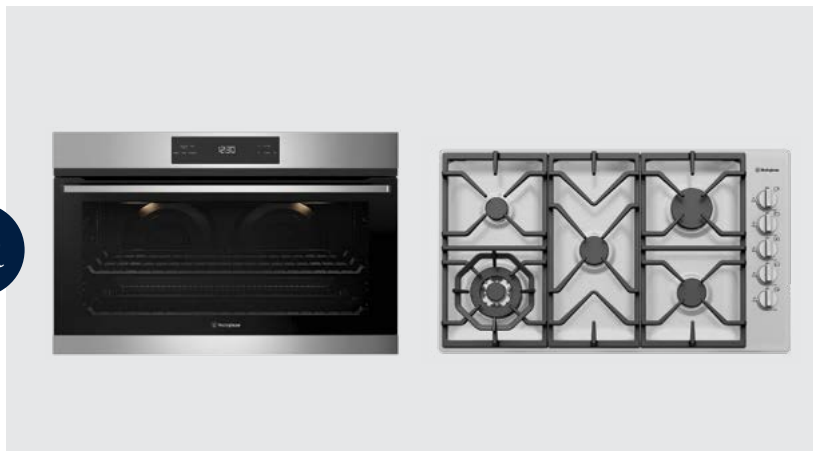
Westinghouse



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 or Silestone 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

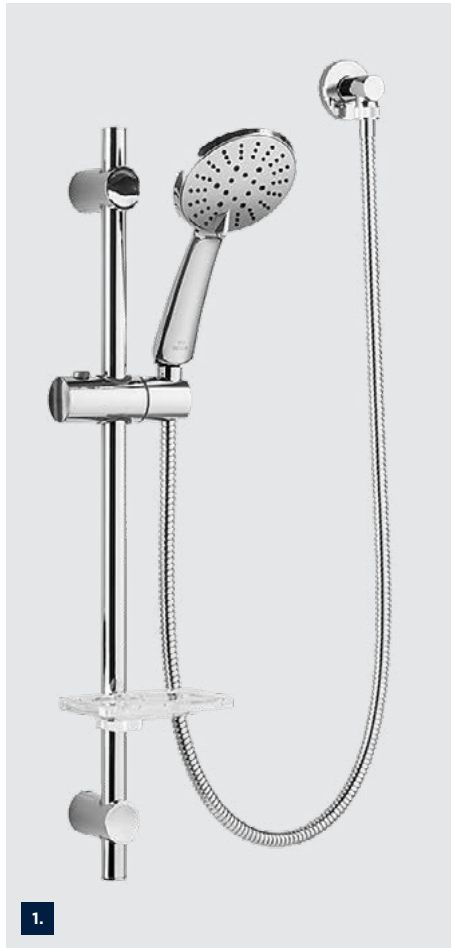
Semi-Frameless Shower screen (Illusion), and 2m high tiling

Seamless Transition

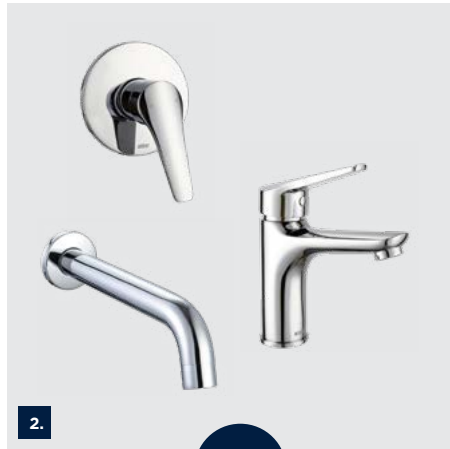
Our innovative no step, no trip design offers you seamless transitions to wet areas (Ground Floor Only)

Bathroom Tiling

Choose from a stunning range of Firststyle Glazed Porcelain (cushion edge) wall & floor tiles

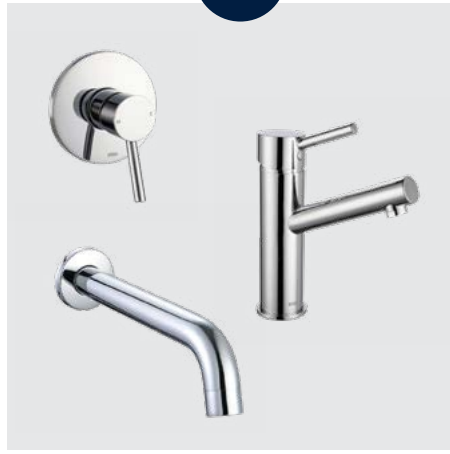


1.



2.

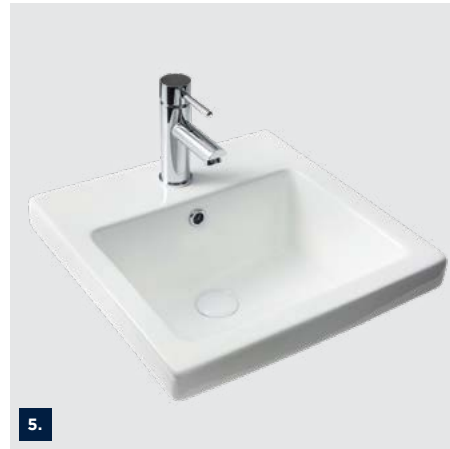
OR



3.



4.



5.



6.



7.



10.



8.



11.

9.

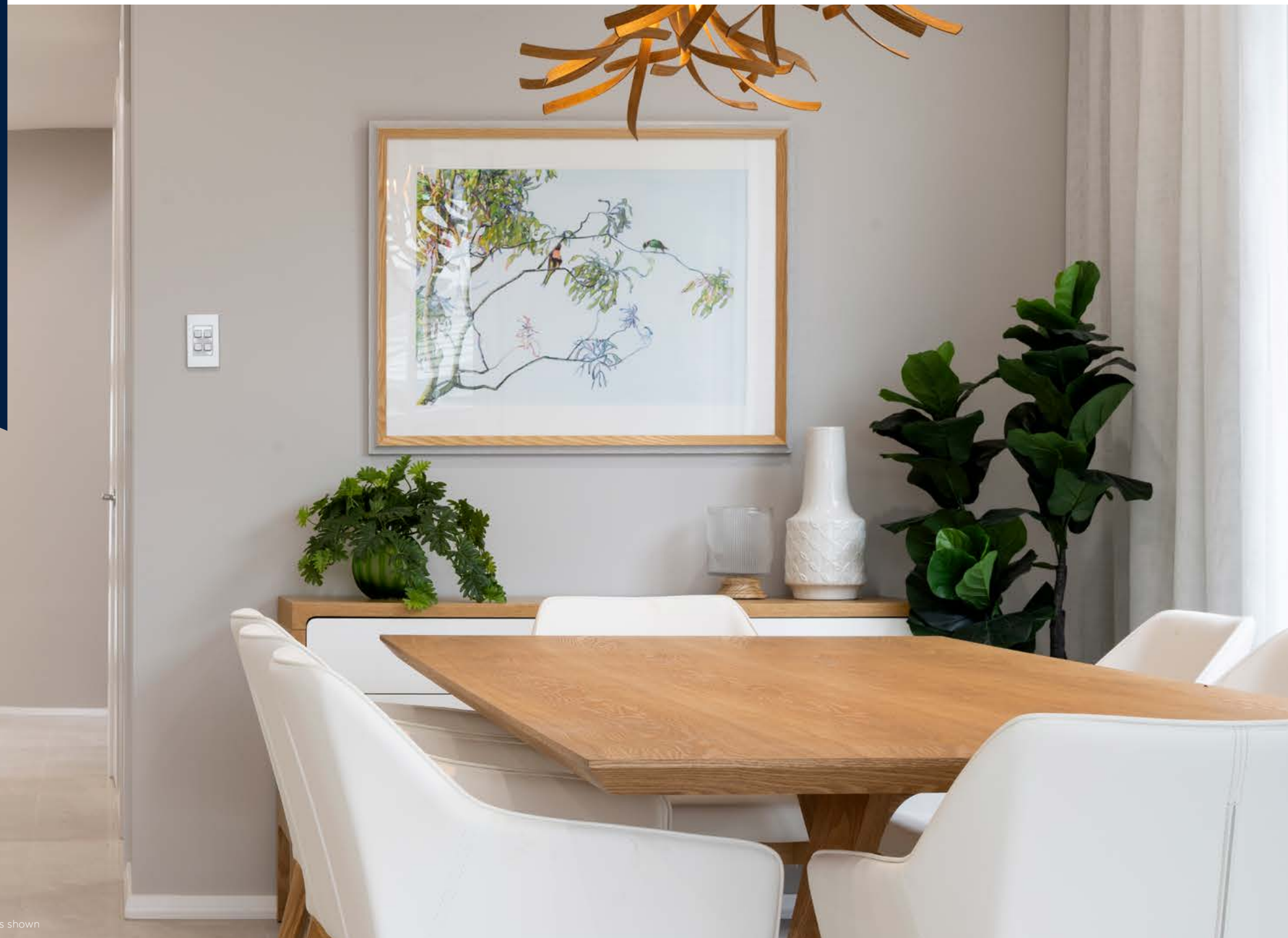
Relax in Style

1. Alder Excite Rail Shower HS375 in Chrome Finish
2. Alder Soho OR Flex Wall Mixers, Bath Spout and Basin Mixer
3. Alder Wish Accessories in Chrome Finish, including 750mm Double Towel Rail, 600mm Single Towel Rail or Robe Hook to the Ensuite, Toilet Roll Holder, Soap 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 or Silestone 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)

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

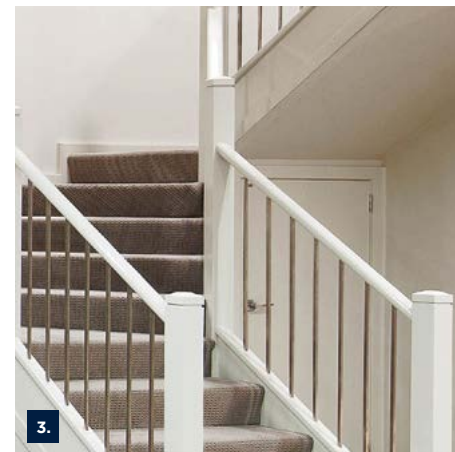
Linen Storage (S)

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 and R2.5 Ceiling insulation (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.



(S) Standard Item

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

Secure your home with a Bosch alarm system

Hot water System (s)

Enjoy endless hot water with an Instantaneous hot water system

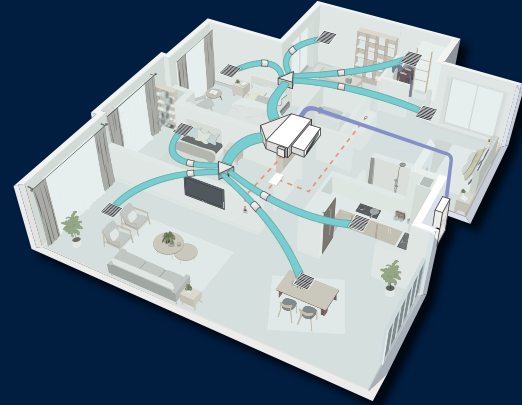
NBN Connectivity

Every home is set up ready for the National Broadband Network (service to be connected by owner)

HITACHI

Cooling & Heating

When you're planning your new home, comfort is paramount. It is important to implement the right air conditioning system based on the size and style of your home. Building with Firststyle gives you the freedom to control your comfort all year round with Hitachi Air Conditioning* included.



5
YEAR
WARRANTY

COMPACT & STYLISH OUTDOOR UNITS

- Improved access for servicing / maintenance
- Easy to install
- Weatherproof Anti-corrosion paint
- Inverter Unit



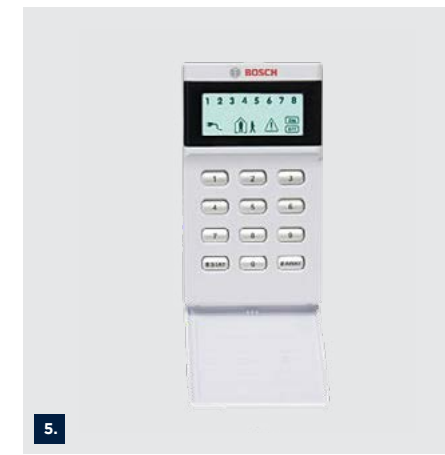
TERMS & CONDITIONS: *Free Ducted Air Conditioning Day & Night System available to Firststyle standard designs as listed on the current Firststyle Homes price list. This offer is subject to Council or Statutory body compliance. Offer only available to main dwelling and excludes dual living & studios. Photographs & images are representative only. Firststyle Homes reserves the right to modify above inclusions and specifications with an equivalent without prior notice.



2.



4.



5.

Year round comfort

1. Fully Ducted Day/Night Air conditioning
2. 10 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 3 motion sensors
6. Instantaneous Hot Water System (S)

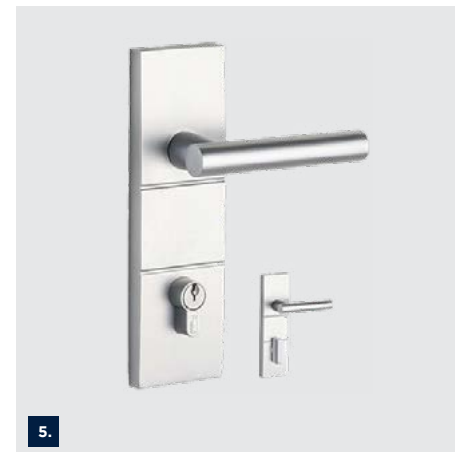
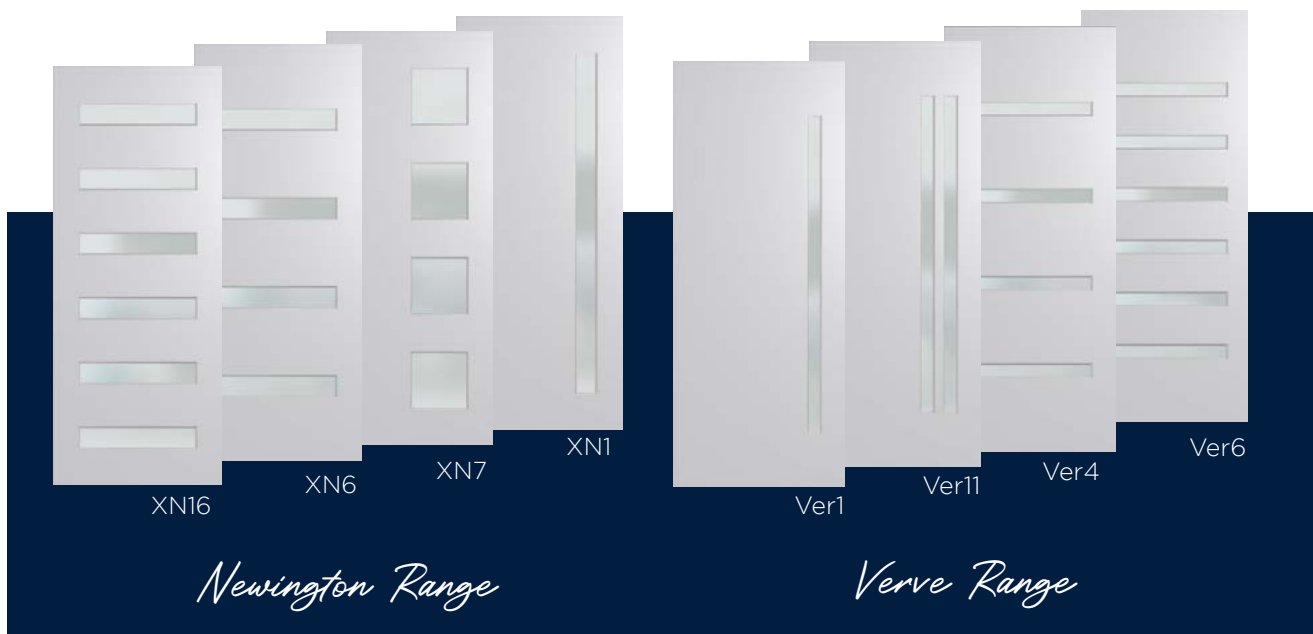
CLIPSAL

BOSCH
Invented for life

HITACHI
Cooling & Heating

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.



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

Next Gen Slab

Engineered, Piered Special Design Series Slab Increased Strength, Rigidity and Thickness Up to 19% 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 (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. 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

HOMEWORLD WARNERVALE

44 Virginia Road, Warnervale 2259

PH: 9138 7753 E: warnervale@firststyle.com.au

ON DISPLAY: Hamlyn & Warner

7. COBBITTY

COBBITTY

18 Rock Fern Avenue, Cobbitty

COMING LATE 2023



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: "25 Year Premium Upgrades" is only available to selected 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 (and selected Homes & 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 2022.

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 '25 Year 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

