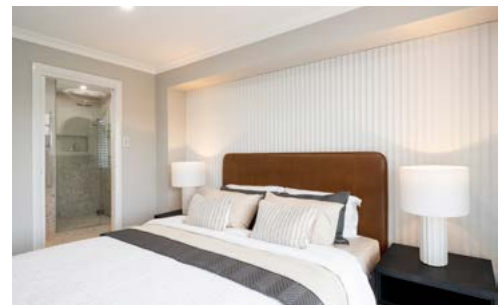




# Belrose

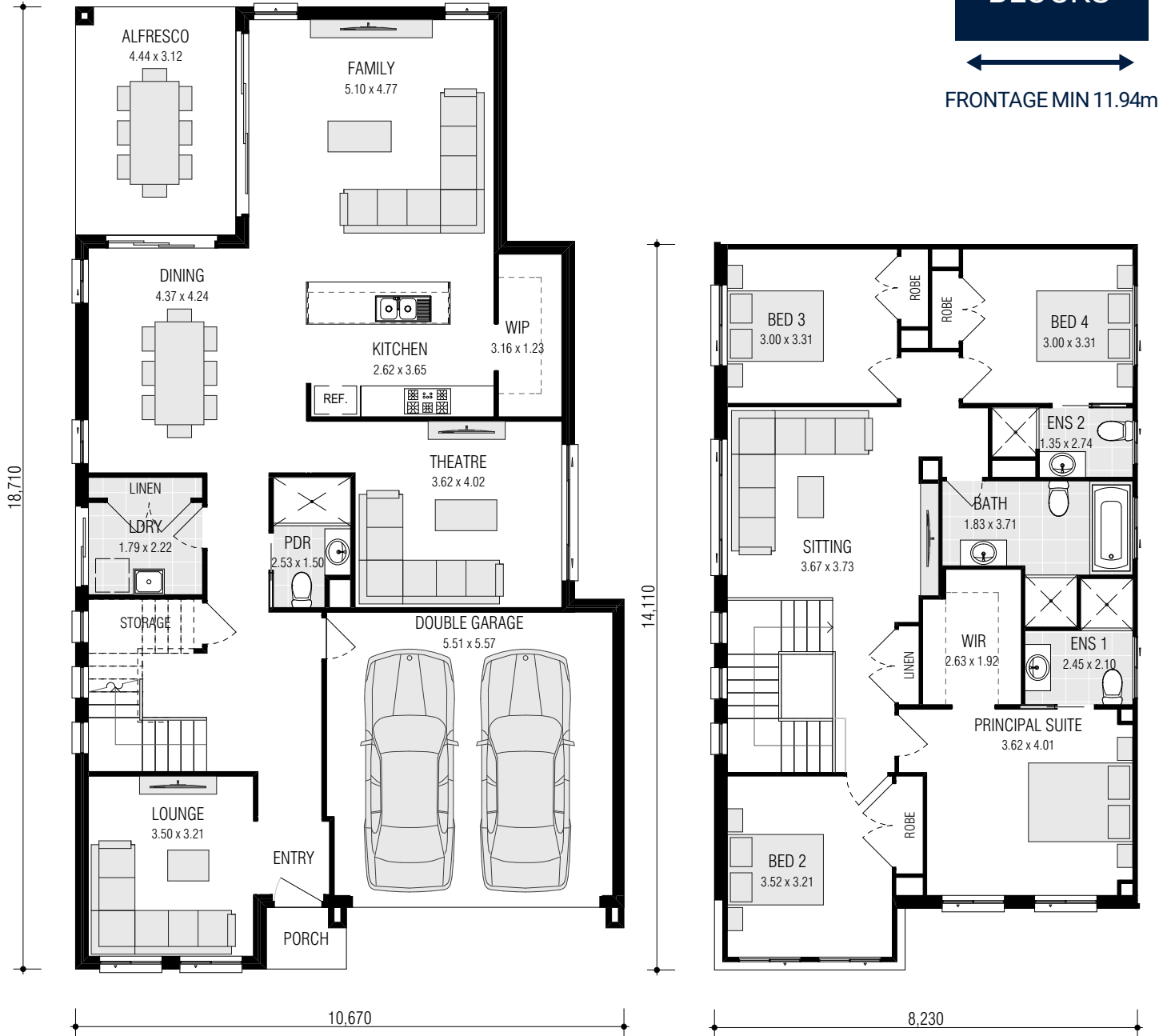
- SERIES -



*on display*

37 MOON STREET LEPPINGTON LIVING

Belrose 30.9



Ground Floor

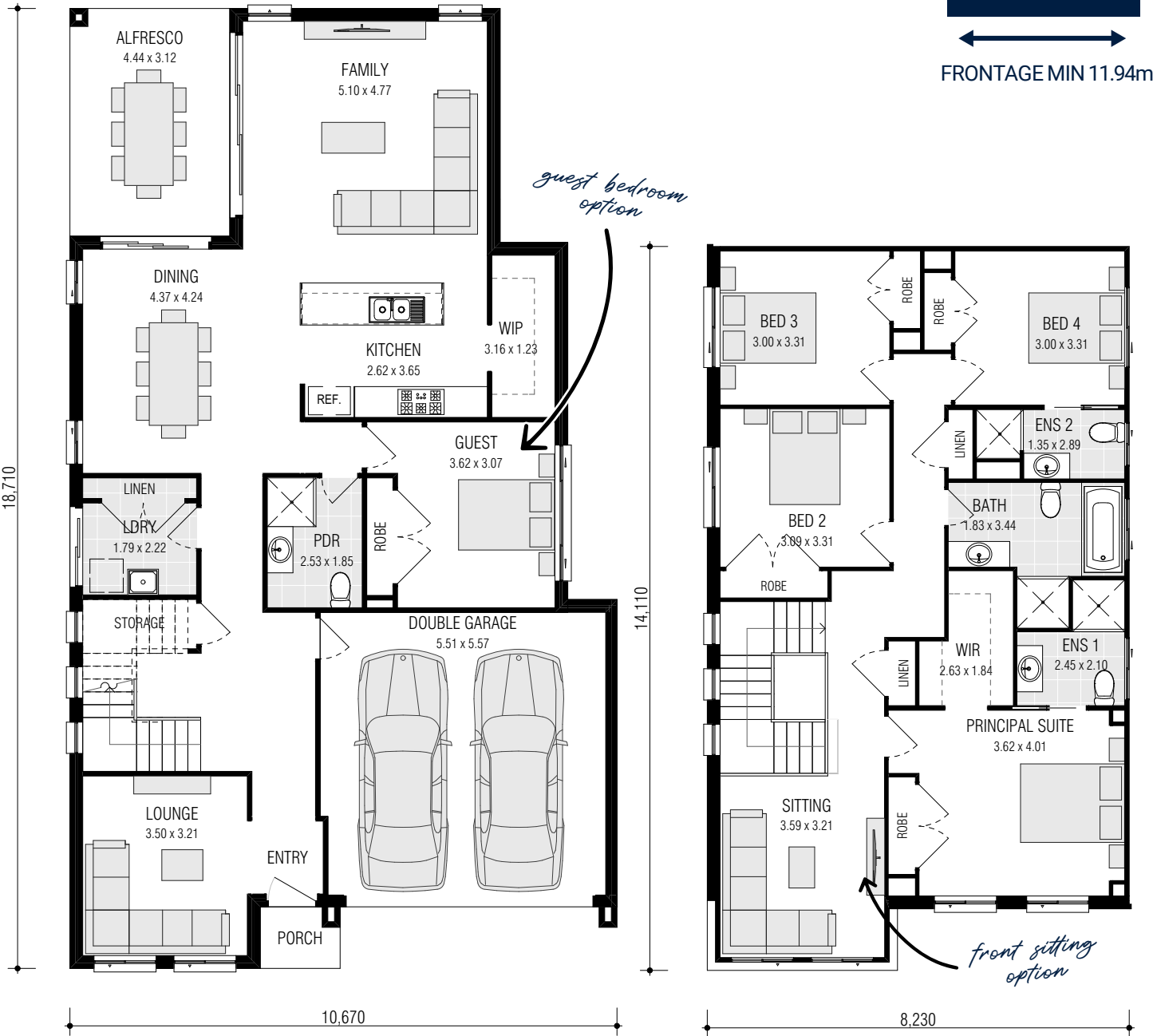
First Floor

Ground Floor	127.14m <sup>2</sup>
First Floor	110.70m <sup>2</sup>
Garage	33.21m <sup>2</sup>
Alfresco	13.85m <sup>2</sup>
Porch	1.87m <sup>2</sup>
Total	286.77m <sup>2</sup>



DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish (Display Homes may vary based on design) to the standard design and may also depict fixtures, finishes & features not supplied by Firststyle Homes such as, but not limited to, landscaping & outdoor features, furnishing, decorative items, window furnishing. Dimensions are approximate only and may vary according to façade, purchasers are advised to refer to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firststyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firststyle Homes Pty Ltd ABN 59 087 773 779 B.L.113412C

Belrose 30.9 MKII



Ground Floor

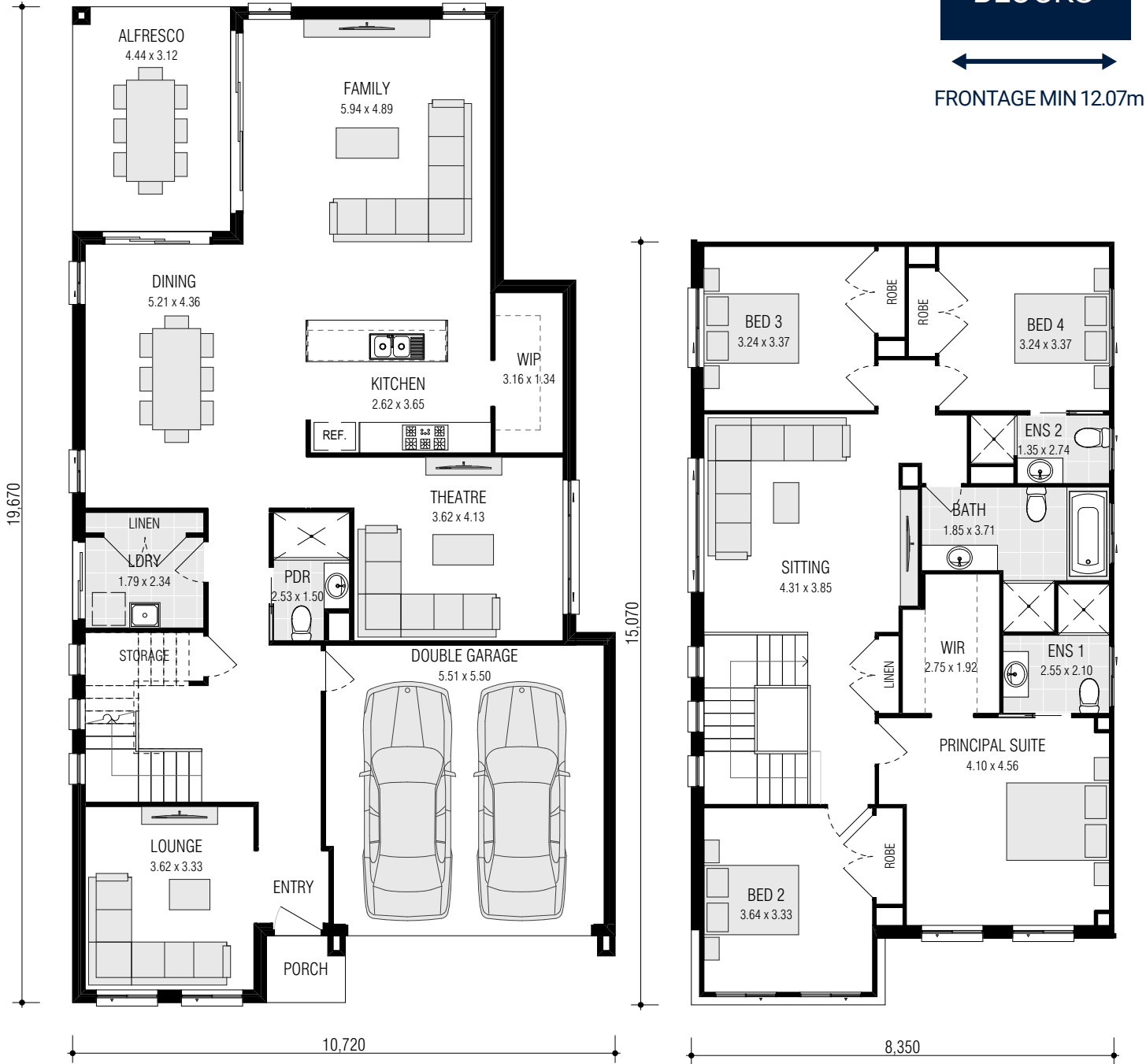
First Floor

Ground Floor	127.14m <sup>2</sup>
First Floor	110.70m <sup>2</sup>
Garage	33.21m <sup>2</sup>
Alfresco	13.85m <sup>2</sup>
Porch	1.87m <sup>2</sup>
Total	286.77m <sup>2</sup>



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Belrose 33.0



Ground Floor

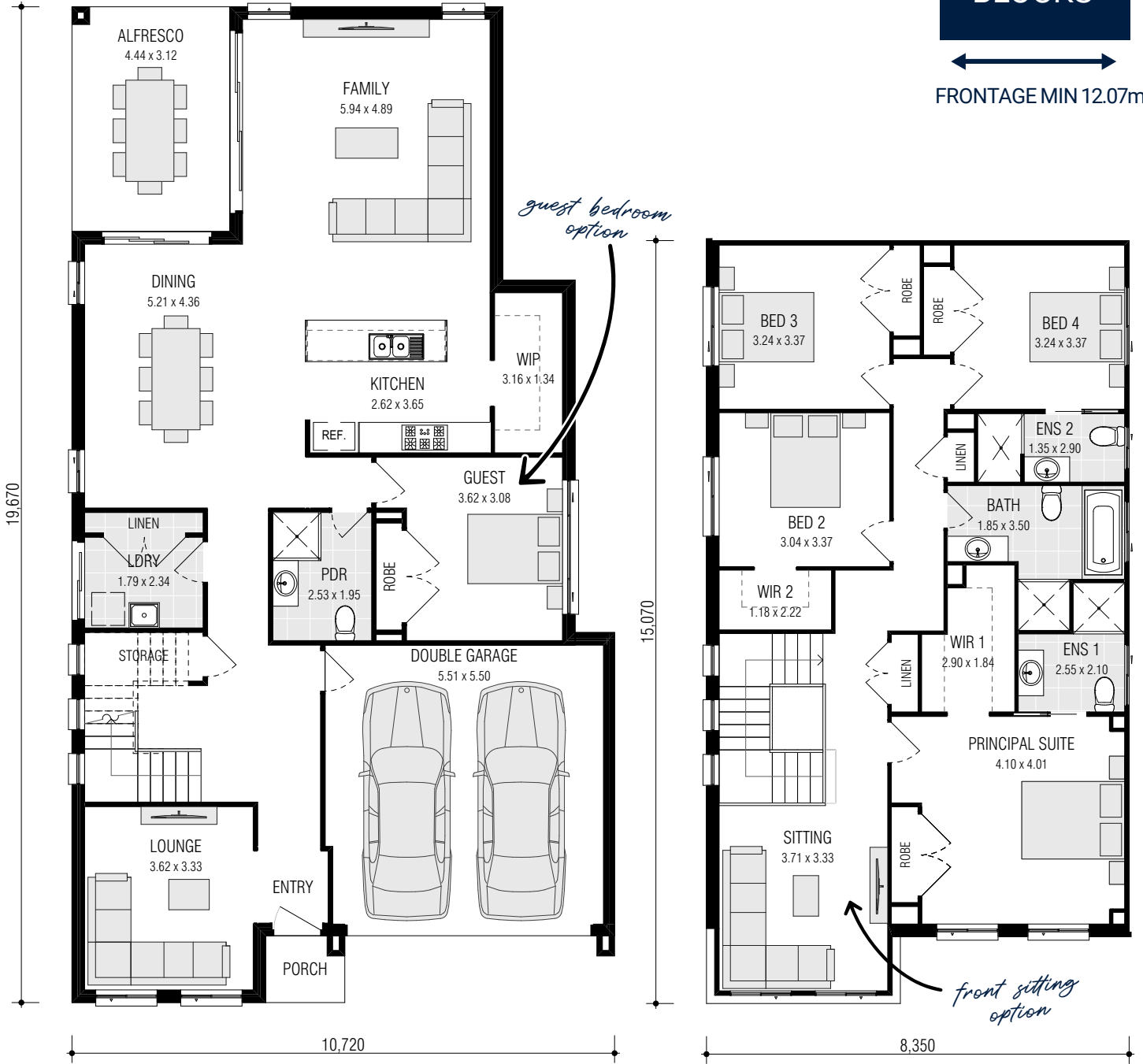
First Floor

Ground Floor	137.79m <sup>2</sup>
First Floor	119.87m <sup>2</sup>
Garage	32.76m <sup>2</sup>
Alfresco	13.85m <sup>2</sup>
Porch	2.06m <sup>2</sup>
Total	306.33m <sup>2</sup>



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Belrose 33.0 MKII



Ground Floor

First Floor

Ground Floor	137.79m <sup>2</sup>
First Floor	119.87m <sup>2</sup>
Garage	32.76m <sup>2</sup>
Alfresco	13.85m <sup>2</sup>
Porch	2.06m <sup>2</sup>
Total	306.33m <sup>2</sup>



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### Distinct Upgrades

- Freestanding bath to Bathroom
- Shower Niche to each shower (4)
- 1500 single bowl vanity to the Bathroom and Master Ensuite
- 1200 wide Kitchen Island Bench
- Laminate benchtop with under bench cupboards to the WIP (Butlers)
- Corner Stacker Door to the Alfresco
- Feature Fixed windows to the Dining, WIP & Stairs
- Niche to Entry Hall

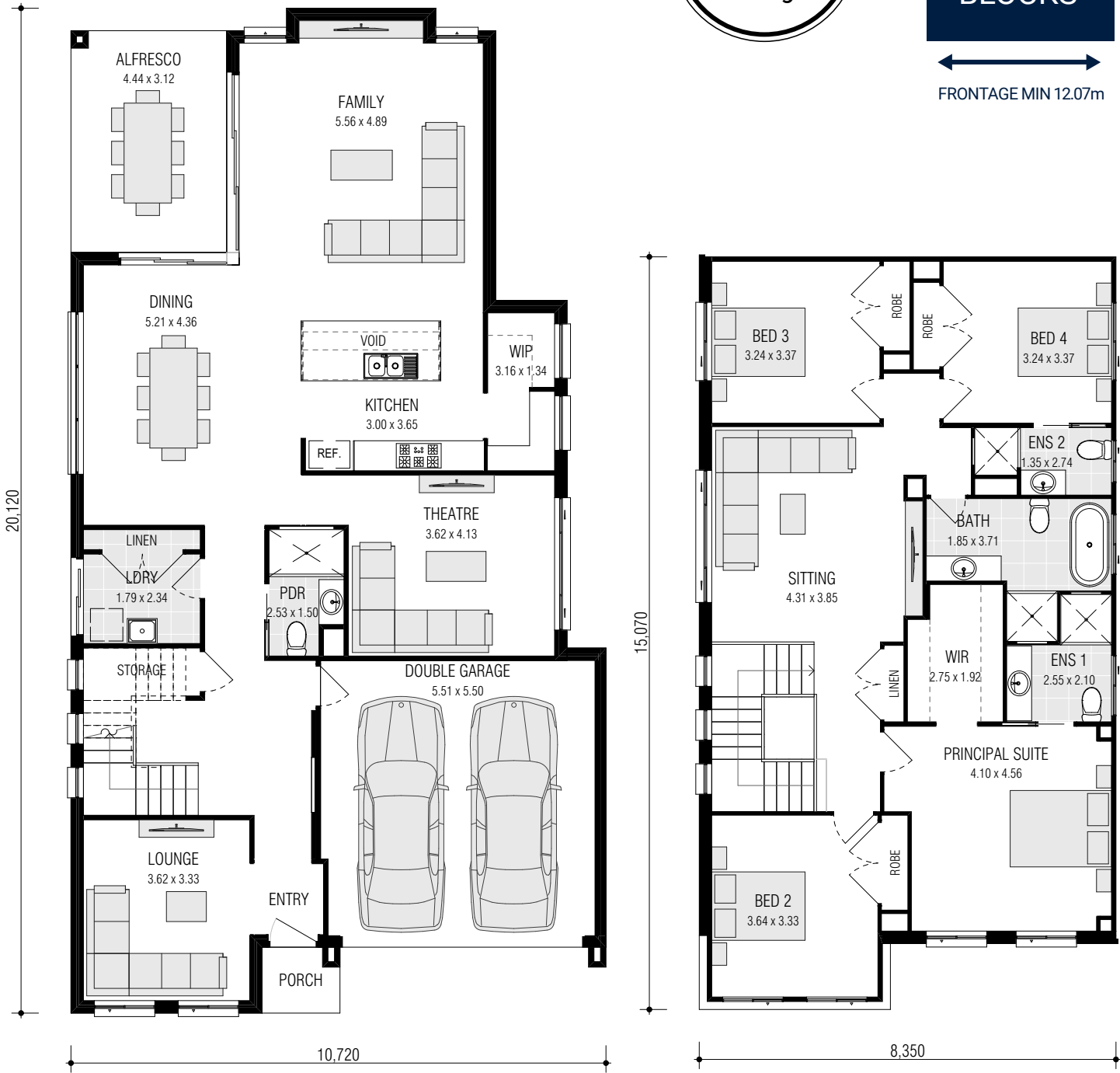


# Belrose 33.1 DISTINCT



FITS ON  
**12.5m**  
BLOCKS

FRONTAGE MIN 12.07m



Ground Floor

First Floor

Ground Floor	139.13m <sup>2</sup>
First Floor	119.87m <sup>2</sup>
Garage	32.76m <sup>2</sup>
Alfresco	13.85m <sup>2</sup>
Porch	2.06m <sup>2</sup>
Total	307.67m <sup>2</sup>

4

4

2

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Belrose 35.1



Ground Floor

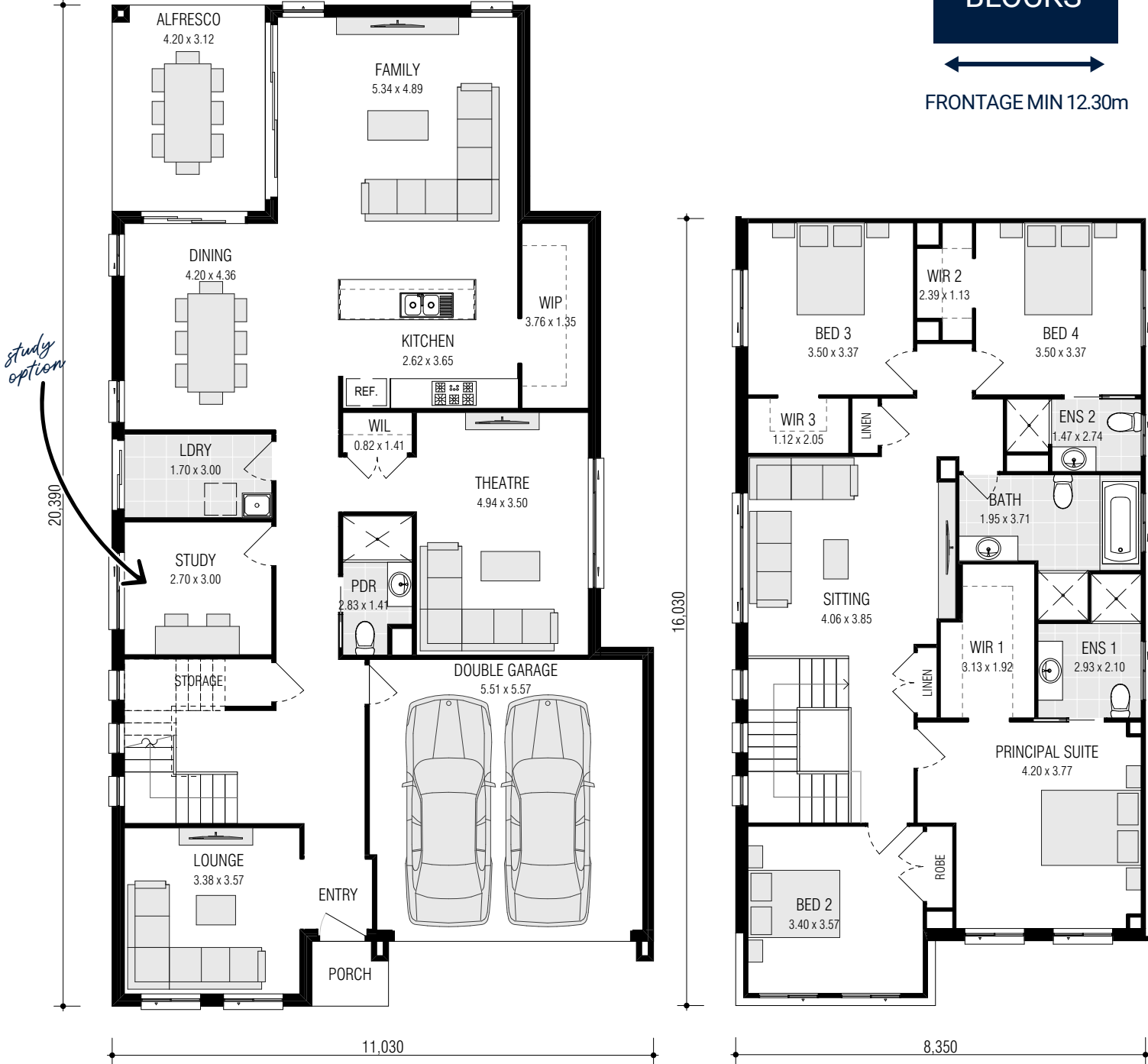
First Floor

Ground Floor	149.20m <sup>2</sup>
First Floor	128.20m <sup>2</sup>
Garage	33.24m <sup>2</sup>
Alfresco	13.10m <sup>2</sup>
Porch	2.06m <sup>2</sup>
Total	325.80m <sup>2</sup>



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Belrose 35.1 MKII



Ground Floor

First Floor

Ground Floor	149.20m <sup>2</sup>
First Floor	128.20m <sup>2</sup>
Garage	33.24m <sup>2</sup>
Alfresco	13.10m <sup>2</sup>
Porch	2.06m <sup>2</sup>
Total	325.80m <sup>2</sup>



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Belrose 35.1 MKIII

alternate kitchen option



FITS ON  
**12.5m**  
BLOCKS

FRONTAGE MIN 12.30m

Facade Options



CAMBRIDGE HIP



CEDAR



LETANA



CAMBRIDGE



TRADITIONAL MKI BRICK - MOD



TRADITIONAL MKI RENDER - MOD



TRADITIONAL MKII



AURA MKII

Ground Floor	149.20m <sup>2</sup>
First Floor	128.20m <sup>2</sup>
Garage	33.24m <sup>2</sup>
Alfresco	13.10m <sup>2</sup>
Porch	2.06m <sup>2</sup>
<b>Total</b>	<b>325.80m<sup>2</sup></b>

4 4 2

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# Display Home LOCATIONS

## 1. LEPPINGTON

### HOMEWORLD LEPPINGTON

67 Berkshire Circuit Leppington NSW 2179

PH: 9606 4175 E: [emeraldhills@firststyle.com.au](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:warnervale@firststyle.com.au)

ON DISPLAY: Hamlyn & Warner

## 7. COBBITTY

### COBBITTY

18 Rock Fern Avenue, Cobbitty

COMING LATE 2023



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