

## Grantham

- SERIES -









ondisplay 14 NOAH STREET BOX HILL

## Grantham 33.9

FITS ON 12.5m BLOCKS

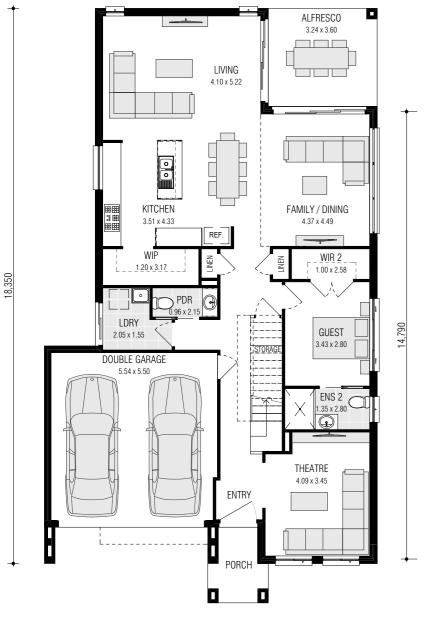
FRONTAGE MIN 12.00m

### Grantham 34.6

X ALFRESCO \_\_\_\_ 3.24 x 3.60 LIVING 4.10 x 5.46 •• KITCHEN FAMILY / DINING 3.51 x 4.57 4.37 x 4.49 REF. \_\_\_\_ WIF WIR 2 1.00 x 2.58 1.20 x 3.41 18,350 PDR 0.96 x 2.15 LDRY GUEST 2.05 x 1.79 3.43 x 2.80 STORAG DOUBLE GARAGE 5.54 x 5.50 ENS 2 1.35 x 2.80 Х THEATRE 4.09 x 3.45 ENTRY Г П PORCH Ĭ Ĭ 11,000

Ground Floor

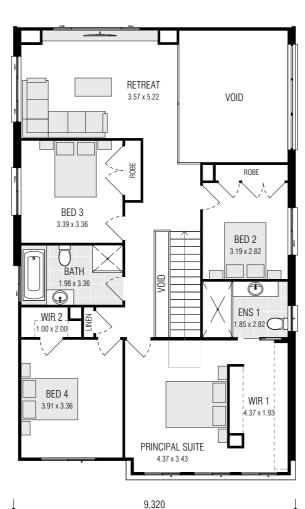
Total	321.26m <sup>2</sup>
Porch	4.58m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Garage	33.09m <sup>2</sup>
First Floor	139.36m <sup>2</sup>
Ground Floor	132.57m <sup>2</sup>



Ground Floor

11,000

FUICII	4.58m <sup>2</sup>
Porch	
Alfresco	11.66m <sup>2</sup>
Garage	33.14m <sup>2</sup>
First Floor	135.93m <sup>2</sup>
Ground Floor	129.84m <sup>2</sup>



First Floor

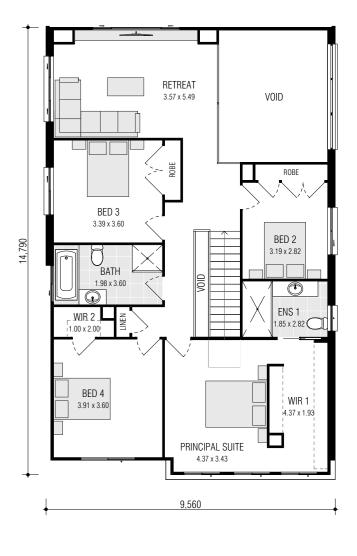
2 🚔

3 📇 5

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 Firstyle Homes such as, but not limited to, landscaping & outdoor features, furnishing, decorative terms, window furnishing. Dimensions are approximate only and may vary according to façade, purchasers are advised to refler to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Ply LIA ABN 50 807 773 779 & L13412C



#### FRONTAGE MIN 12.00m



First Floor











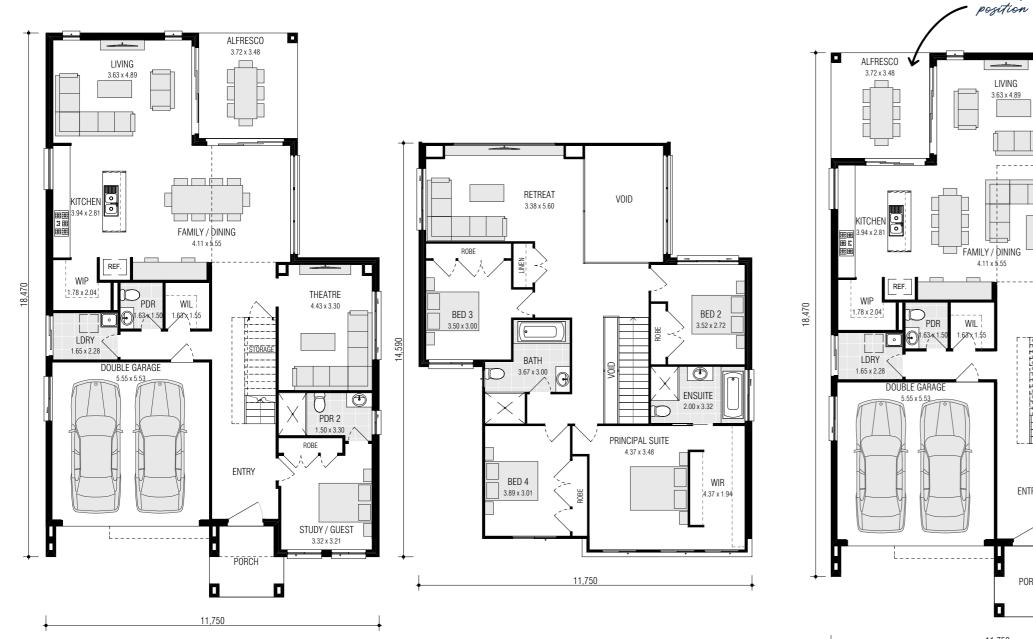
DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish (Display Homes may vary based on design) to the standard design and may also depict fixtures, finishes & features not supplied by Firstyle Homes such as, but not limited to, landscaping & outdoor features, finishing, decorative terms, window framishing. Dimensions are approximate only and may vary according to façade, purchases are advised to reflect to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without note. Firstyle Homes Py Lid ABR 90 907 773 778 but 11442

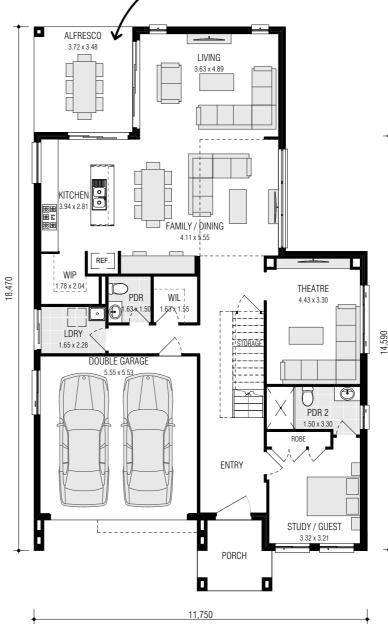
### Grantham 36.0



### Grantham 36.0 MKII

alternate altresco





Ground Floor

First Floor

Ground Floor 139.29m<sup>2</sup> First Floor 142.54m<sup>2</sup> Garage 33.29m<sup>2</sup> 12.95m<sup>2</sup> Alfresco Porch 6.20m<sup>2</sup> Total 334.27m<sup>2</sup>



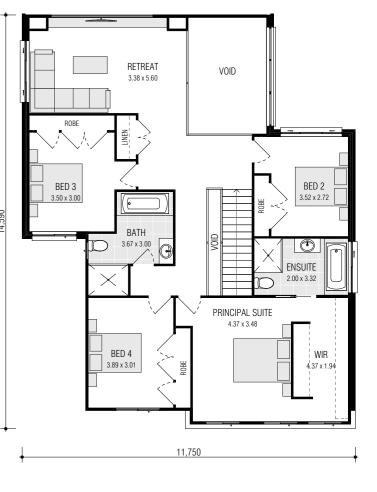
3 📇 5 🦳 2 🚔

Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish (Display Homes may vary based on standard design and may also depict fixtures, finishes & features not supplied by Firstyle Homes such as, but not limited to Jandscaping & outdoor hing, decorative terms, window furnishing. Ümensions are approximate only and may vary according to façade, purchasers are advised to refler Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, suppliers without notice. Firstyle Homes Pty Ltd ABV 500 877 377 98 Lt 113412C to the Buil

Ground Floor

Total	334.27m <sup>2</sup>
Porch	6.20m <sup>2</sup>
Alfresco	12.95m <sup>2</sup>
Garage	33.29m <sup>2</sup>
First Floor	142.54m <sup>2</sup>
Ground Floor	139.29m <sup>2</sup>





First Floor



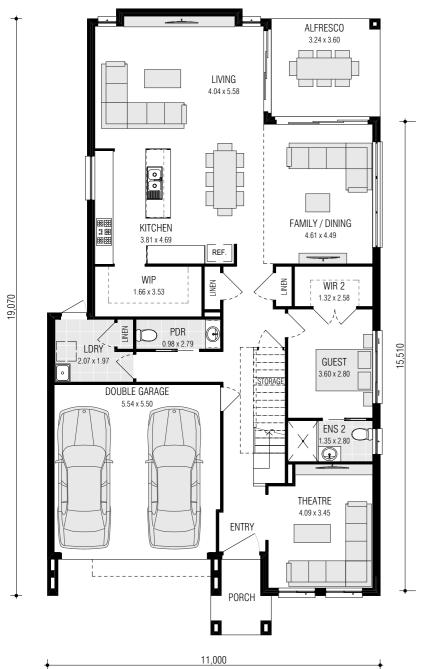






DISCLAMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish (Display Homes may vary based on design) to the standard design and may also depice fixtures, finishes & features not supplied by Firstyke Homes such as, but not limited to, landscaping & outdoor features, fumibiling, decorative items, window furnishing. Dimensions are approximate only and may vary according to fixede, purchasers are advised to refer to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Pty Ltd ABN 59 087 773 779 BL.1134120

## Grantham 36.9



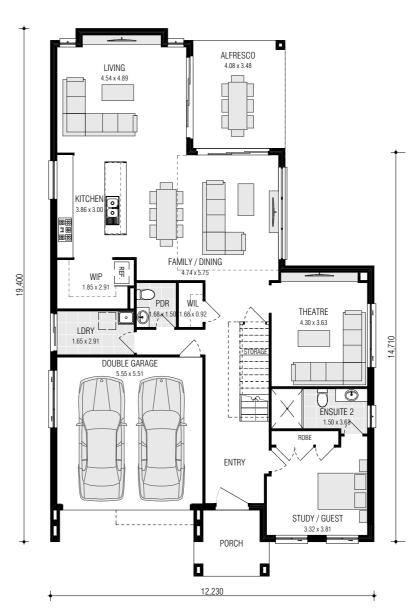
RETREAT 3.81 x 5.51 VOID ROBE N I BED 3 3.87 x 3.72 BED 2 3.67 x 2.82 ()BATH 1.98 x 3.72 ٢  $\bigcirc$ ENS 1 \_WIB 2\_\_\_ 1.85 x 2.82 1.00 x 2.12 BED 4 WIR 1 3.91 x 3.72 4.37 x 1.93 PRINCIPAL SUITE 4.37 x 3.39

FITS ON

12.5m BLOCKS

FRONTAGE MIN 12.00m

### Grantham 37.5

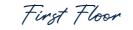


Ground Floor

Total	348.63m <sup>2</sup>
Porch	6.71m <sup>2</sup>
Alfresco	14.20m <sup>2</sup>
Garage	33.29m <sup>2</sup>
First Floor	146.73m <sup>2</sup>
Ground Floor	147.70m <sup>2</sup>

Ground Floor

Total	342.48m <sup>2</sup>
Porch	4.58m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Garage	32.77m <sup>2</sup>
First Floor	148.05m <sup>2</sup>
Ground Floor	145.42m <sup>2</sup>

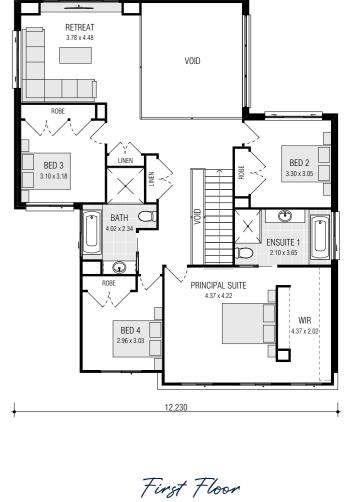


9,680

5 🚔 3 🆣 2 🚔

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 Firstyle Homes such as, but not limited to Landscaping & outdoor features, furnishing, decorative terms, 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. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Py Ltd ABN 508 077737 798 L.113412C





5 🖳 3 🦣 2 🚔

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 futures, finishes & features not supplied by Frstyle Homes such as, but not limited to, landscaping & outdoor features, furnishing, decorative terms, window fumihing, Dimensions are approximate only and may vary according to façade, purchasers are advised to refler to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Py Ltd ABN 90 097 773 779 & LL 113412C



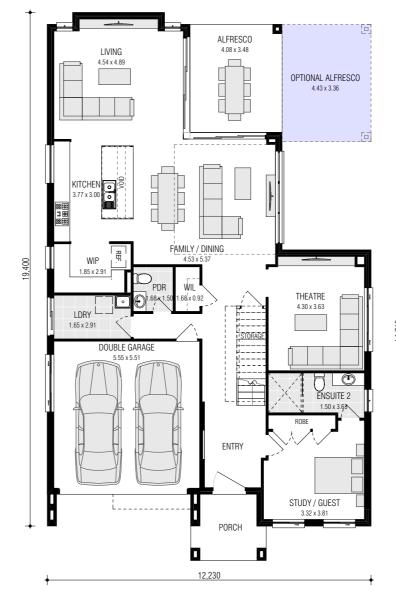


Distinct Upgrades

- Freestanding bath to Bathroom and Master Ensuite
- Fixed Panel Frameless shower screen and Bulkhead to the Bathroom, Master Ensuite & Ensuite 2
- Smart Strip Floor Waste to the Bathroom and Master Ensuite Shower
- Two sets of shower roses and wall mixers to Master Ensuite shower
- 1500 single bowl vanity to the Bathroom and Master Ensuite
- 1200 single bowl vanity to the Ensuite 2
- Smart Floor Waste to wet areas
- 1200 wide Kitchen Island Bench
- Laminate benchtop with under bench cupboards to the WIP
- Corner Stacker Door to the Alfresco
- 1200 wide Front Entry Door
- Niche to Entry Hall
- Feature Fixed windows to the Family/Dining, Kitchen & WIP



### Grantham 37.5 **DISTINCT**

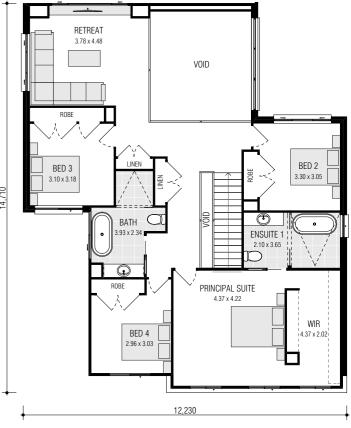


Ground Floor

Total	348.63m <sup>2</sup>
Porch	6.71m <sup>2</sup>
Alfresco	14.20m <sup>2</sup>
Garage	33.29m <sup>2</sup>
First Floor	146.73m <sup>2</sup>
Ground Floor	147.70m <sup>2</sup>







First Floor











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 futures, finishes & features not supplied by Firstyle Homes such as, but not limited to, landscaping & outdoor features, funishing, decorative terms, window funishing, Dimensions are approximate only and may vary a cocording to façade, purchasers are advised to refler to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Py Ltd ABN 900 2773 779 BL 113412C

### Grantham 38.0 VOID

FRONTAGE MIN 14.63m

### Grantham 38.1



Ground Floor

Total	353.20m <sup>2</sup>
Porch	4.67m <sup>2</sup>
Alfresco	14.20m <sup>2</sup>
Garage	33.52m <sup>2</sup>
First Floor	149.63m <sup>2</sup>
Ground Floor	151.18m <sup>2</sup>
Ground Floor	151.18m <sup>2</sup>

First Floor

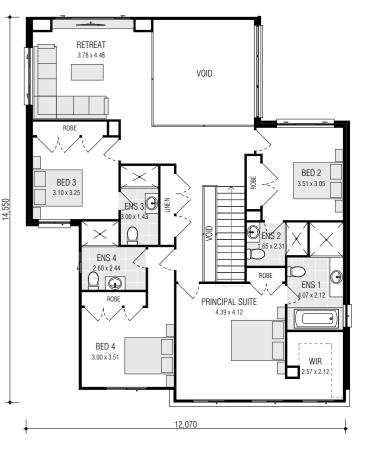
3 🖣 5 2 😭

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 Firstyle Homes such as, but not limited to, landscaping & outdoor leatures, furnishing, decorative items, window furnishing, Dimensions are approximate only and may vary according to facade, purchasers are adviced to refler to the Bulders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Py Ltd ABN S90 777 377 BL 1713412C

Ground Floor

Ground Floor	148.91m <sup>2</sup>
First Floor	150.91m <sup>2</sup>
Garage	33.29m <sup>2</sup>
Alfresco	14.20m <sup>2</sup>
Porch	6.71m <sup>2</sup>
Total	354.02m <sup>2</sup>





First Floor



D

ENSUITE 5

150 x 3 6

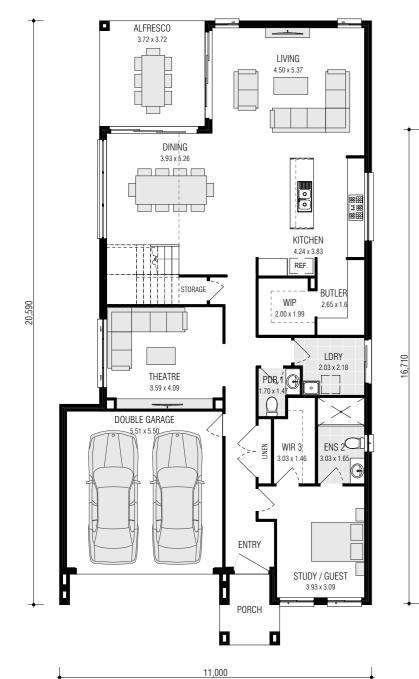






DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish (Display Homes may vary based on design) to the standard design and may also depict fixtures, finishes & features not supplied by Firstyle Homes such as, but not limited to, landscaping & outdoor features, finishing, decorative terms, window framishing. Dimensions are approximate only and may vary according to façade, purchases are advised to reflect to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without note. Firstyle Homes Py Lid ABR 90 907 773 778 but 11442

## Grantham 38.8 ZERO LOT



Ground Floor

Total	360.03m <sup>2</sup>
Porch	4.92m <sup>2</sup>
Alfresco	13.84m <sup>2</sup>
Garage	33.36m <sup>2</sup>
First Floor	155.68m <sup>2</sup>
Ground Floor	152.23m <sup>2</sup>

### FITS ON **12.5m** BLOCKS

### Grantham 38.9

RETREAT 6.03 x 3.35 VOID BED 4 3.54 x 3.10 ROBE BATH 3.37 x 1.91  $\odot$ O 30BE 111 1 BED 3 3.92 x 3.71 BED 2 ØP 3.54 x 3.45 WIL 1.72 x 2.09 ROBE ENS 1 PRINCIPAL SUITE 3.27 x 2.15 4.43 x 3.49 Q WIR 1 4.43 x 1.92 WIR 2 1.80 x 3.51 9,590

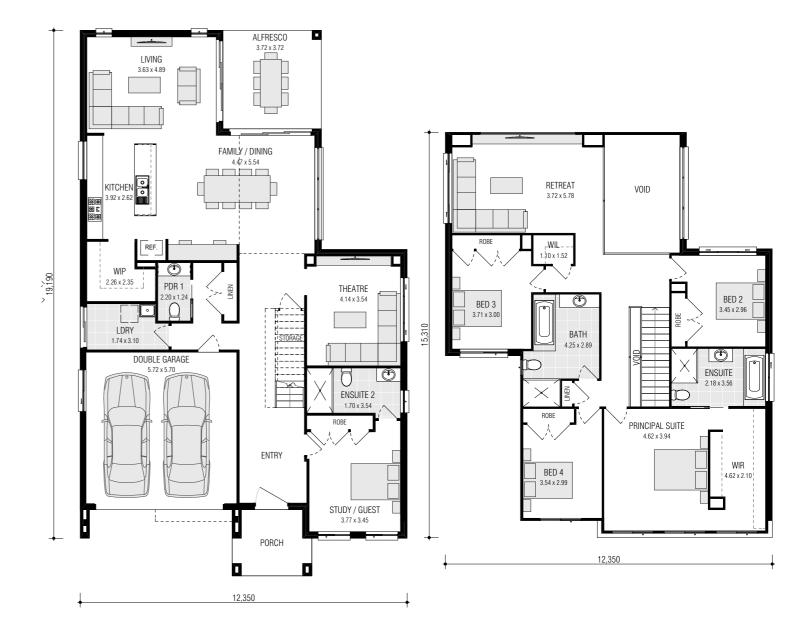
First Floor

2 🚔

3 上

DISCLAMER: 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 Firstyle Homes such as, but not limited to, landscaping & outdoor features, furnishing, decorative terms, window funsiting. Dimensions are approximate only and may vary according to frazde, purchasers are advised to refler to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Py Ltd ABN 900 777 3778 but 114742.

5



Ground Floor

Total	361.71m <sup>2</sup>
Porch	7.15m <sup>2</sup>
Alfresco	13.84m <sup>2</sup>
Garage	35.22m <sup>2</sup>
First Floor	153.46m <sup>2</sup>
Ground Floor	152.04m <sup>2</sup>

FRONTAGE MIN 12.27m



First Floor

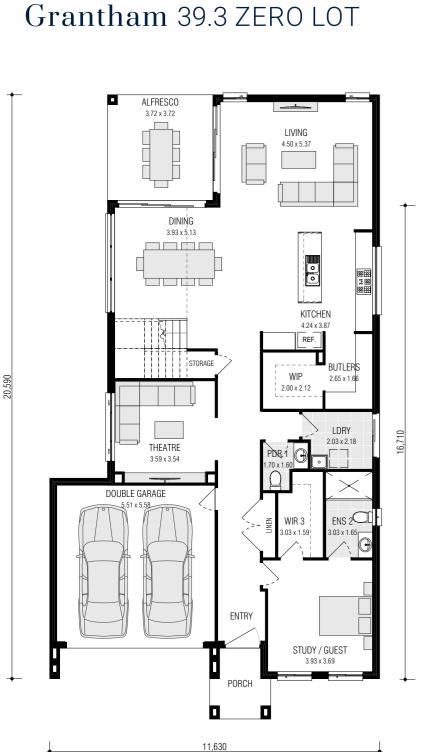








DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish (Display Homes may vary based on design) to the standard design and may also depict futures, finishes & features not supplied by Firstyle Homes such as, but not limited to, landscaping & outdoor features, furnishing, decorative terms, window furnishing. Dimensions are approximate only and may vary according to façade, purchasers are advised to refler to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Pyl Ltd ABN 500 877737798 L. L112412C



RETREAT 6.03 x 3.35 VOID BED 4 3.54 x 3.10 ROBE BATH 3.37 x 1.91  $\odot$ (OBF BED 3 3.92 x 3.71 BED 2 3.54 x 3.45 D WIL 1.72 x 2.09 ROBE ENS 1 3.27 x 2.16 PRINCIPAL SUITE 4.43 x 3.49  $\bigcirc$ WIR 1 4.43 x 1.92 WIR 2 1.80 x 3.51 9,590

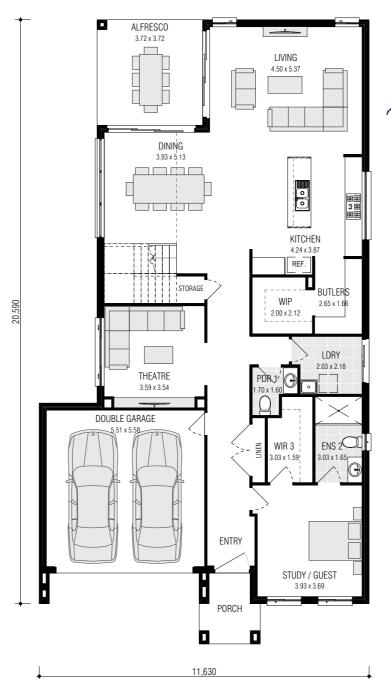
FRONTAGE MIN 12.9m

FITS ON

13m

BLOCKS

### Grantham 39.3 MKII ZERO LOT



Ground Floor

Porch Total	5.00m <sup>2</sup> 365.20m <sup>2</sup>
Alfresco	13.84m <sup>2</sup>
Garage	33.97m <sup>2</sup>
First Floor	156.36m <sup>2</sup>
Ground Floor	156.03m <sup>2</sup>

Ground Floor

GROUND FLOOR	156.48m <sup>2</sup>
FIRST FLOOR	156.36m <sup>2</sup>
GARAGE	33.97m <sup>2</sup>
ALFRESCO	13.39m <sup>2</sup>
PORCH	5.00m <sup>2</sup>
TOTAL	365.20m <sup>2</sup>

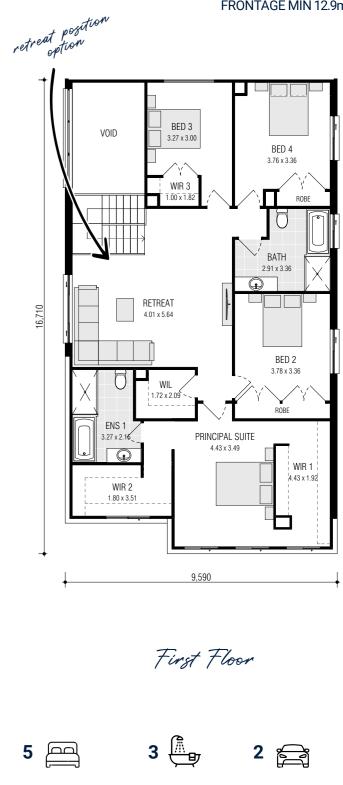
First Floor

3 🖣 5 2 🚔

DISCLAIMER: Photographs & Graphic im tive only to finishes available and may not reflect the finish (Disp UISULMNEX: Protographs & craphic impressions are representative only to inisines available and may not reflect the minisin (Lispay Homes may Vary based on design) to the standard design and may also depict futures, finishes & features not supplied by Firstybe Homes such as, but not limited to, inarkscaping & 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 Finder and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Pty Ltd ABN 59 087 773 779 B.L.113412C



#### FRONTAGE MIN 12.9m



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 Firstyle Homes such as, but not limited to, landscaping & outdoor features, funishing, decorative terms, 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. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Py UI dABN 590 807 773 778 La T13412C

### Grantham 42.4



### Grantham 42.9 ENSUITES



Ground Floor

First Floor

 Ground Floor
 168.67m²

 First Floor
 164.78m²

 Garage
 35.22m²

 Alfresco
 17.63m²

 Porch
 7.45m²

 Total
 393.75m²



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 Firstyle Homes such as but not limited to, landscapping & outdoor features, funishing, decorative tiems, window furnishing. Dimensiona are approximate only and may vary according to faced by purchasers are advised to refer to the Builders Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Py Lid ABN 960 977 377 98 L. L13412C

Ground Floor

Total	398.81m <sup>2</sup>
Porch	7.45m <sup>2</sup>
Alfresco	17.63m <sup>2</sup>
Garage	35.22m <sup>2</sup>
First Floor	168.81m <sup>2</sup>
Ground Floor	169.70m <sup>2</sup>





First Floor









DISCLAMER: 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 futures, finishes & features not supplied by Firstyle Homes such as, but not limited to, landscains & Outdoor features, fumishing, decorative items, window furnishing. Dimensions are approximate only and may vary according to façade, purchasers are advised to refer to the Buildent Tender and Contract for precise dimensions, specifications and inclusions. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Py Ltd ABN 50 007773 779 Bu L119472C

### Grantham 45.9

FRONTAGE MIN 15.23m

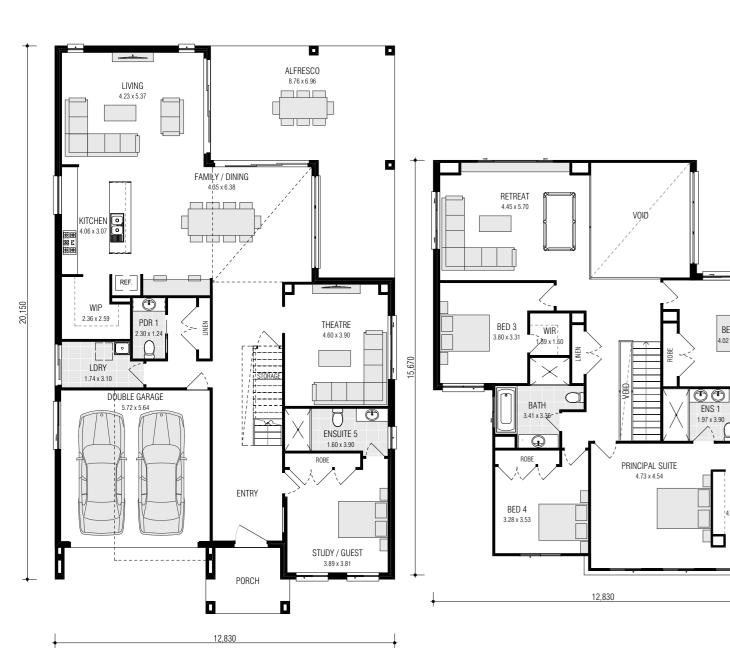
BED 2

4.02 x 3.28

WIR

4.72 x 2.02

# Facade Options



Ground Floor

Total	426.38m <sup>2</sup>
Porch	7.51m <sup>2</sup>
Alfresco	42.85m <sup>2</sup>
Garage	34.87m <sup>2</sup>
First Floor	170.57m <sup>2</sup>
Ground Floor	170.58m <sup>2</sup>



3 🕒 5 🦳 2 🚔

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 Firstyle Homes such as, but not limited to, landscaping & outdoor features, furnishing, decorative terms, 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. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Py Ltd ABN 90 407 773 778 Lt.113412C



HAVEN ON DISPLAY AT HOMEWORLD BOX HILL



**GRAND CLASSIC** 



INTEGRA

DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish to the standard design and may also depict fixtures, finishes & features not supplied by Firstyle 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. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firstyle Homes Pty Ltd ABN 59 087 773 779 B.L.113412C



CEDAR



#### HARLOW

Display Home LOCATIONS

#### 1. LEPPINGTON

#### HOMEWORLD LEPPINGTON

67 Berkshire Circuit Leppingtén NSW 2179 PH: 9606 4175 E:emeraldhills@firstyle.com.au ON DISPLAY: Ghatswood, Emerald, Riverside & Keswick

#### 2. ORAN PARK

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

#### **3. MARSDEN PARK**

#### HOMEWORLD MARSDEN PARK

27 Ellison Street Marsden Park NSW 2765 PH: 8630 0429 E:marsdenpark@firstyle.com.au ON DISPLAY: Norwood & Montara

• CAMPBELLTOWN

LIVERPOOL

WOLLONGONG

SYDNEY

3-3

PENRITH

MITTAGONG

MEDOW

#### NEWCASTLE

#### 4. BOX HILL

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

#### 5. LEPPINGTON

#### LEPPINGTON LIVING

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

#### 6. WARNERVALE

MAITLAND

HOMEWORLD WARNERVALE 44 Virginia Road, Warnervale 2259 PH: 9138 7753 E: warnervale@firstyle.com.au ON DISPLAY: Hamlyn & Warner

#### 7. COBBITTY

WYONG

GOSFORD

C O B B I T T Y 18 Rock Fern Avenue, Cobbity COMING LATE 2023



#### WWW.FIRSTYLE.COM.AU

DISCLAIMER: Photographs & Graphic impressions are representative only and may not reflect Firstyle Standard Inclusions. Images may also depict fixtures, finishes & features not supplied by Firstyle 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. Firstyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice.

Firstyle Homes Pty Ltd ABN 59 087 773 779 B.L.113412C | BROCHURE CREATED 09.11.23