



Brolen Homes

HOUSE & LAND PACKAGE

Lot 101 Proposed Road, Gledswood Hills



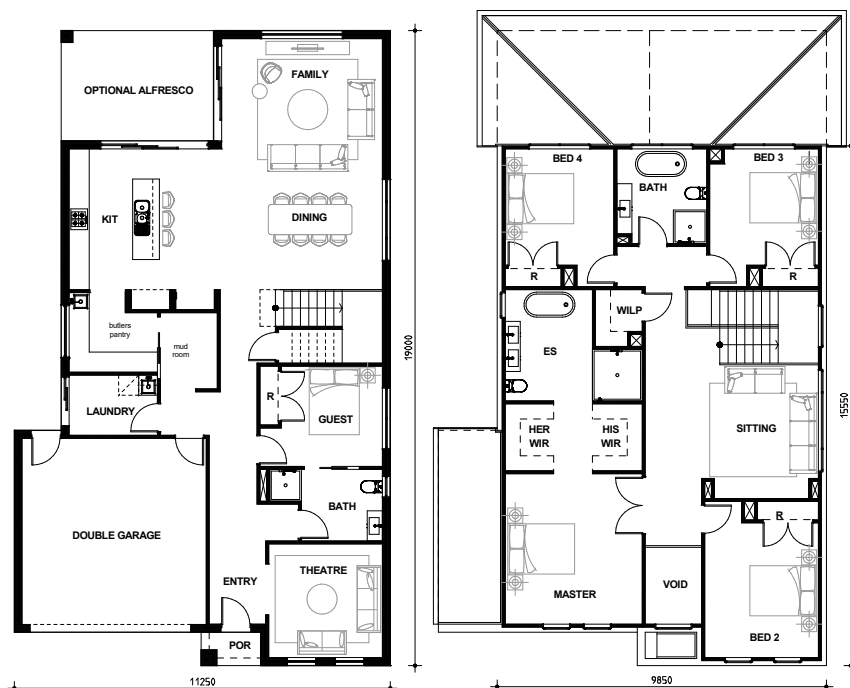
Illustrative Purposes Only

LAND SIZE | 610m²

5 3 3 2

**UPSTYLE
PROMOTION**

VALUED UP TO \$45K*



\$1,697,180

LAND PRICE \$995,000

HOUSE PRICE \$702,180

PACKAGE INCLUSIONS

- Hamptons facade
- Upstyle Promotion included for Free
- Ducted Actron air conditioning
- 20mm Engineered stone to kitchen benchtops
- 2590mm ceiling height to ground floor
- 900mm Westinghouse cooktop and oven
- Dishwasher + Microwave with trim kit
- 40 LED downlights
- Tiles to porch, entry, kitchen, family, dining and alfresco
- Carpets to theatre, guest and upstairs
- Optional alfresco included
- 'Coloured On' concrete driveway
- Fixed site costs
- 7 Star Basix rating included
- Expected land rego December 2025
- NB: Excludes fencing and landscaping

Grange 36 Home Design

Build with Trusted Confidence



LEGEND

- PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORMWATER AND PITS
- PROPOSED EASEMENTS
- EASEMENT FOR DRAINAGE (2.00m WIDE)
- RETAINING WALL RESTRICTION & POSITIVE COVENANT (0.90m WIDE)
- ACOUSTIC FENCE - 1.8m HIGH

floor areas	(sqm)
ground	140.9
garage	33.6
porch	1.8
first	146.4
optional alfresco	15
total	337.7
room sizes	(mm)
garage	5500x5500
master	4100x4500
bed 2	3400x4030
bed 3	3250x3480
bed 4	3250x3480
sitting	5180x4050
kitchen	2700x4210
family	4800x4000
dining	6670x3500
theatre	3400x3400
guest	3000x3000
optional alfresco	4560x3300



PRELIMINARY SITTING
SUBJECT TO FINAL SURVEY

Display Homes
24 Saintly Street, Menangle Park
Homeworld, Oran Park

Open hours visit website



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