



Brolen Homes

HOUSE & LAND PACKAGE

Lot 11 Walter Street, Thirlmere

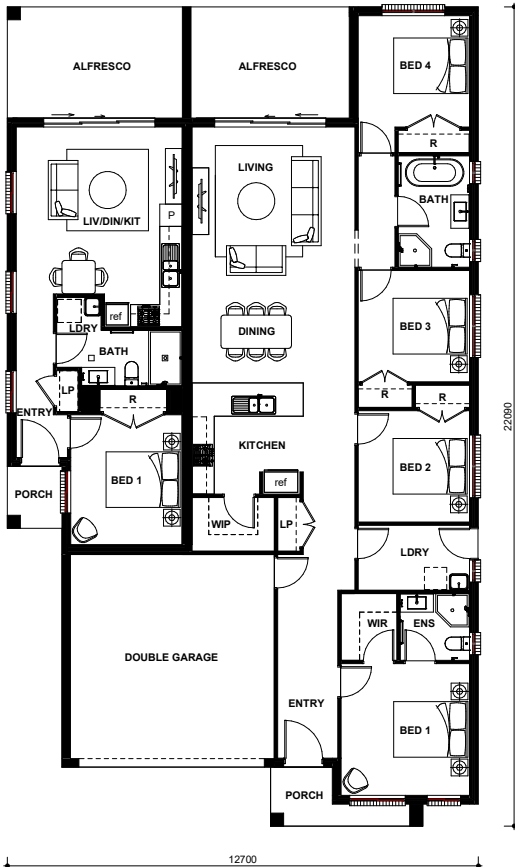


Illustrative Purposes Only

LAND SIZE | 474.7m²

5 2 3 2

UPSTYLE
PROMOTION
VALUED UP TO \$45K*



\$1,094,440

LAND PRICE \$560,000
HOUSE PRICE \$534,440

REGISTERED LAND

- Metro facade
- Upstyle Promotion included for free main house
- Ducted Actron air conditioning main house
- Split System air conditioner to granny flat
- 20mm Engineered stone to kitchen benchtops
- 2590mm ceiling height to ground floor
- 900mm Westinghouse cooktop and oven to main house
- 30 x LED downlights
- 2 x dishwashers + 2 x microwaves with trim kit
- Tiles to living areas and carpets to bedrooms
- Chainless vertical blinds & flyscreens to windows (exc. wet areas)
- Alfresco to main house and granny flat
- 'Coloured On' concrete driveway + path to g/f
- Fixed site costs
- 7 Star Basix rating included
- NB: Excludes fencing and landscaping. *T&Cs Apply

Hastings 28 Home Design

Build with Trusted Confidence



floor areas	(sqm)
main dwelling	138.40
garage	33.27
porch	4.08
alfresco	13.13
secondary dwelling	52.99
porch	2.44
alfresco	14.51
total	258.82

room sizes (main dwelling)	(mm)
garage	5500 x 5500
bed 1	3450 x 3550
bed 2	3000 x 3000
bed 3	3000 x 3000
bed 4	3000 x 3000
kitchen	4390 x 3000
dining	4390 x 2900
living	4390 x 4000
alfresco	4260 x 3000

room sizes (secondary dwelling)	(mm)
bed 1	3000 x 3500
alfresco	4720 x 3000
liv/din/kit	4460 x 5390



Scan to explore Upstyle Promo Inclusions

Display Homes
24 Saintly Street
Menangle Park

35 Allambie Circuit
Homeworld Oran Park



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DISCLAIMER: All images and drawings including landscape plans are for illustrative purposes only, & should be used as a guide only. Purchasers are advised to refer to the Land Contract and or Builders Tender and Contract for precise dimensions, specifications and inclusions. Brolen Homes reserves the right to revise plans, specifications, materials and suppliers without notice. B.L. 268214C 19.04.2026