



Brolen Homes

# HOUSE & LAND PACKAGE

Lot 1125 Proposed Road, Cobbitty



Illustrative Purposes Only

LAND SIZE | 270m<sup>2</sup>

4 beds 3 sofas 2.5 baths 1 car

UPSTYLE PROMOTION

VALUED UP TO \$45K\*

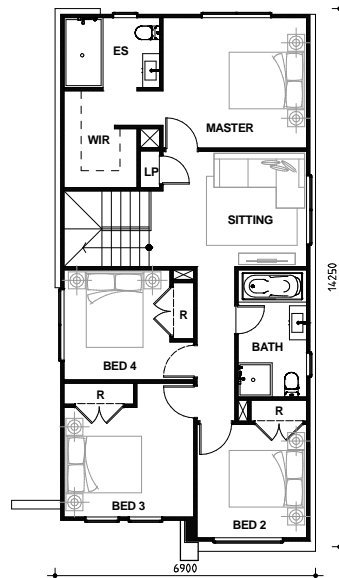
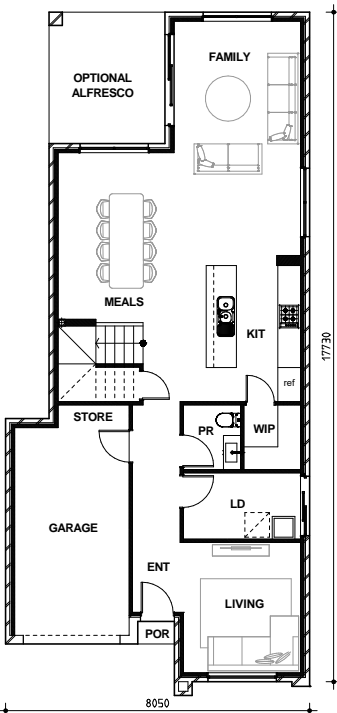
**\$1,007,810**

LAND PRICE \$520,900  
HOUSE PRICE \$486,810

### PACKAGE INCLUSIONS

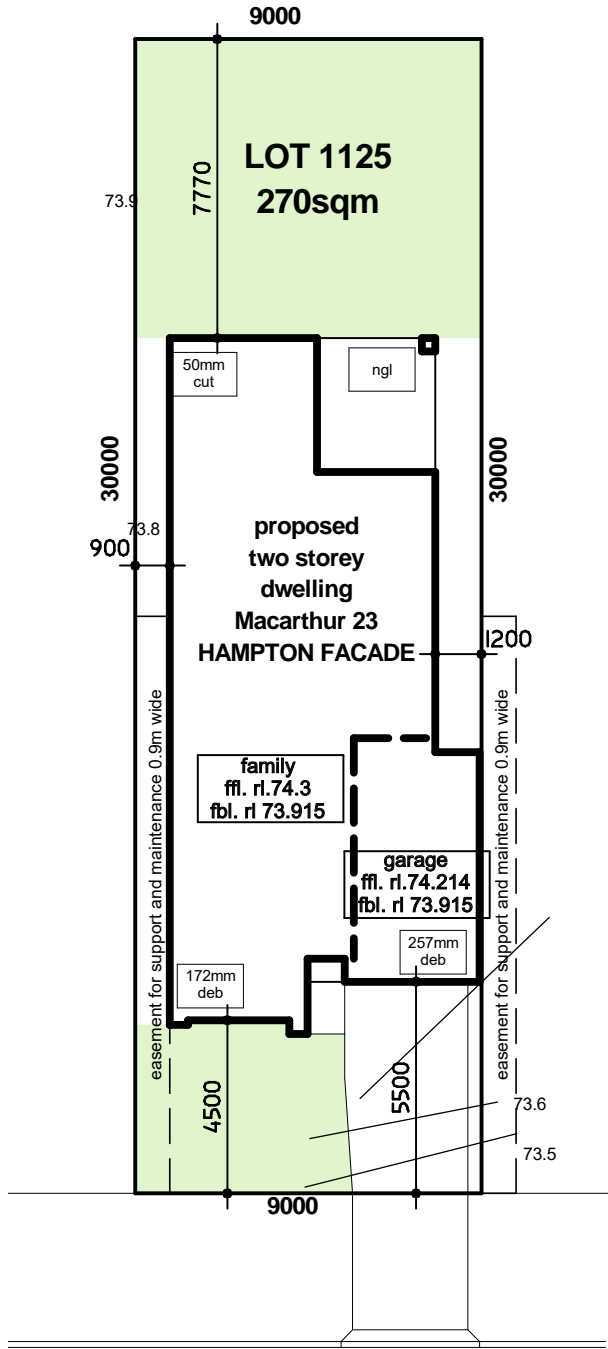
- ✓ Hamptons facade
- ✓ Upstyle Promotion included FREE
- ✓ \$6,000 Bonus Colour Studio Package
- ✓ Ducted Actron air conditioning
- ✓ 20mm Engineered stone to kitchen and vanities
- ✓ 900mm Westinghouse cooktop and oven
- ✓ 2590mm ceiling height ground floor
- ✓ Optional alfresco included
- ✓ Tiles to Kitchen, Family, Meals, Porch and Alfresco
- ✓ Carpets to Bedrooms and Sitting Room
- ✓ Insulation to walls & sarking to underside of roof
- ✓ 'Coloured On' concrete driveway
- ✓ 7 Star Basix Rating
- ✓ Expected land registration April/May 2025

NB: Excludes fencing and landscaping. T&CA Upstyle Promotion



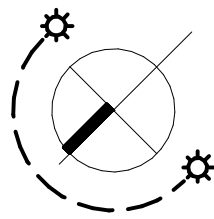
# Macarthur 23 Home Design

Build with Trusted Confidence



floor areas	(sqm)
ground	94.8
garage	20.2
porch	1.0
first	95.0
optional alfresco	10.7
<b>total</b>	<b>221.7</b>
room sizes	(mm)
garage	3000x5500
master	3800x3450
bed 2	2900x3000
bed 3	3430x2900
bed 4	2800x2910
sitting	3800x3050
kitchen	2500x3600
family	3350x6470
meals	3900x4500
living	3100x3450
optional alfresco	3070x3480

**ROAD 36**  
PRELIMINARY SITTING  
SUBJECT TO FINAL SURVEY



**Display Homes**  
122 Olive Hill Drive, Cobbitty  
19 Webber Loop, Oran Park  
6 Anson Street, Schofields  
Open hours visit website



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