



Brolen Homes

# HOUSE & LAND PACKAGE

Lot 120 Proposed Road, Gregory Hills



Illustrative Purposes Only

LAND SIZE | 300m<sup>2</sup>

5 2 3 1

**UPSTYLE**  
PROMOTION

VALUED UP TO \$45K\*

**\$999,000**

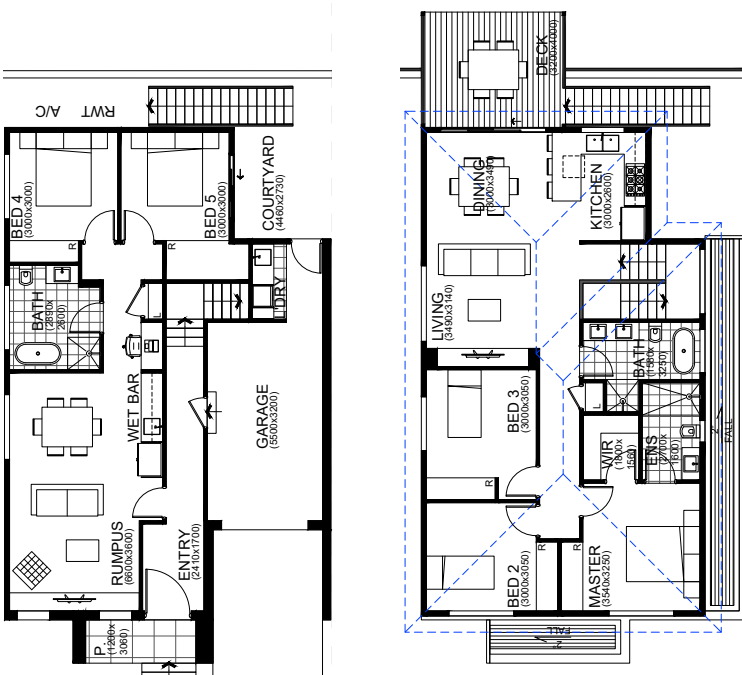
LAND PRICE \$555,000  
HOUSE PRICE \$444,000

### PACKAGE INCLUSIONS

- ✓ Upstyle Promotion included for Free
- ✓ Ducted Actron air conditioning
- ✓ 20mm stone benchtops to kitchen
- ✓ 900mm Westinghouse cooktop and oven
- ✓ 2590mm ceiling height ground floor
- ✓ Tiles to living areas
- ✓ Carpets to bedrooms
- ✓ 'Coloured On' concrete driveway
- ✓ 12 Month Fixed Price
- ✓ 7 Star Basix Rating\*
- ✓ Site Costs included\*

NB:

- \* Site costs subject to final survey
- \* Basix Subject to final certificate
- \* Excludes fencing and landscaping



Brolen Homes

# Custom Home Design



**FINALIST 2021**  
HIA NSW Region  
Medium Kitchen  
15 sqm to 25 sqm

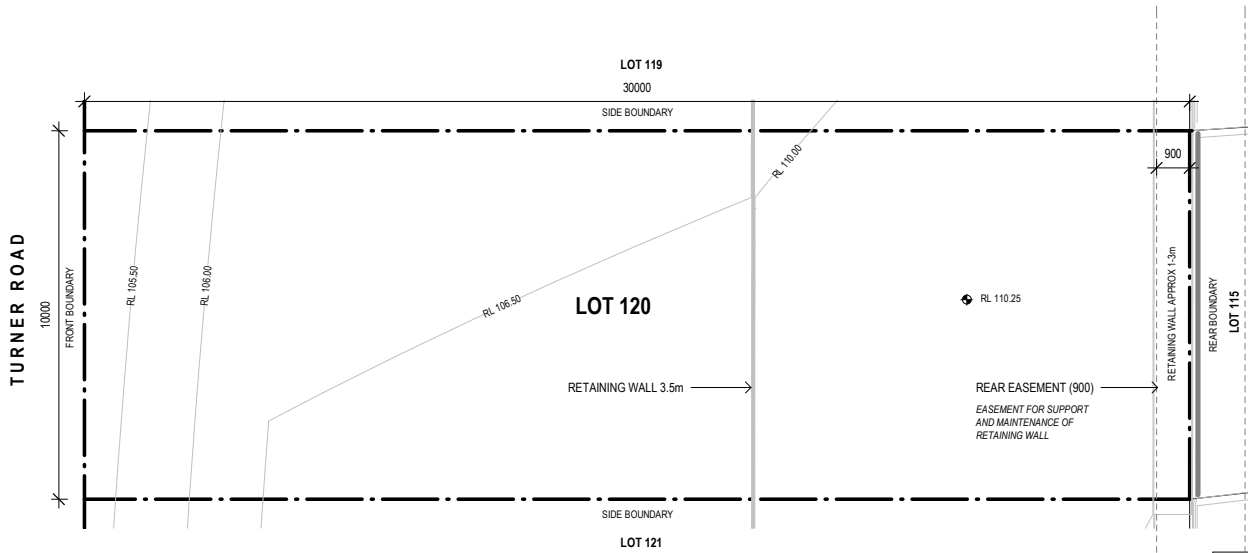
**FINALIST 2021**  
HIA NSW Region  
Display Home  
\$300,001 – \$350,000

**FINALIST 2020**  
HIA NSW Region  
Townhouse/Villa Development  
over 10 dwellings

**FINALIST 2019**  
HIA NSW Region  
Custom Built Home  
\$600,001 – \$1 million

**FINALIST 2018**  
HIA NSW Region  
Custom Built Home  
up to \$600,000

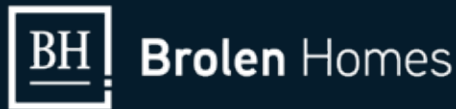
**FINALIST 2017**  
HIA NSW Region  
Bathroom in a  
Display Home



1 LOT LAYOUT 120  
SCALE: 1:100

Disclaimer: Any dimensions and areas noted within these plans are preliminary only as they are subject to Land Registration as well as issue of Development Consent and/or Compulsory Development Certificate for Land and Dwelling. The builder may make variations to these plans, without approval of the principal provided that the area of the improvements on the land is not reduced, as a whole, by more than 5%, if the area is reduced by more than 5%, the principal may act in accordance with the provisions of clause 10 of the Contract. Retaining walls require a 500mm easement for support & maintenance. Services easements may be required within lots. Such easements will be advised once locations are known, and instruments are prepared by the surveyor. Discrepancy locations are to be in accordance with the DCP and consent.

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



Stephen 0477 002 154  
Robert 0477 008 070  
sales@brolenhomes.com.au  
www.brolenhomes.com.au

Open hours visit website

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. 24.07.2024