



Brolen Homes

# HOUSE & LAND PACKAGE

Lot 19 Holdsworth Drive, Narellan Vale



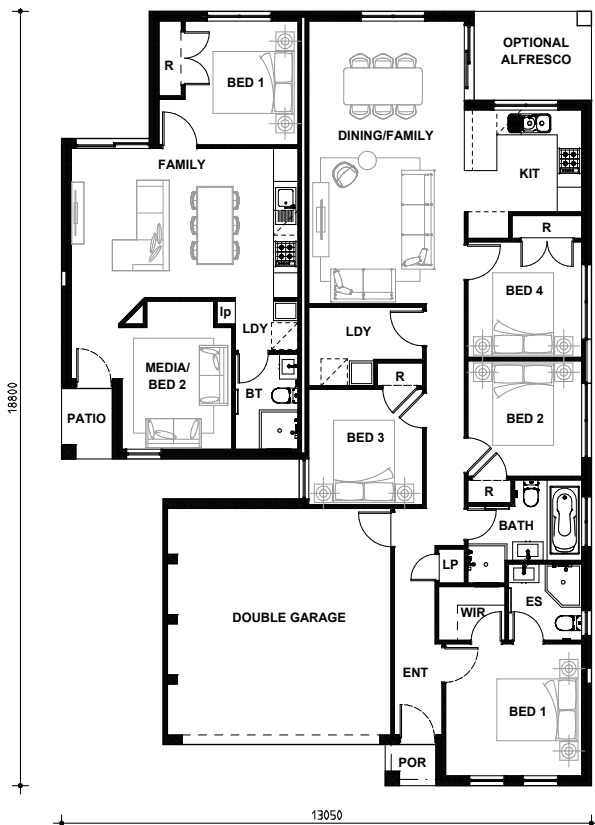
Illustrative Purposes Only

LAND SIZE | 451m<sup>2</sup>

6 2 3 2

**UPSTYLE**  
PROMOTION

VALUED UP TO \$45K\*



**\$1,247,120**

LAND PRICE \$750,000

HOUSE PRICE \$497,120

### PACKAGE INCLUSIONS

- ✓ Upstyle Promotion included FREE
- ✓ Ducted Actron air conditioning to house
- ✓ Split system air conditioning to granny flat
- ✓ 20mm Engineered stone to kitchen benchtops
- ✓ 900mm Westinghouse cooktop & oven to house
- ✓ 2590mm ceiling height ground floor
- ✓ Optional alfresco included to house only
- ✓ 30 LED downlights
- ✓ Chainless vertical blinds and flyscreens to opening windows (exc. wet areas)
- ✓ Tiles to living areas
- ✓ Carpets to bedrooms
- ✓ Insulation to walls & sarking to underside of roof
- ✓ 'Coloured On' concrete driveway
- ✓ 7 Star Basix Rating
- ✓ Expected land registration mid 2025

NB: section 711 council fees not included

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

# Alpine 23 Home Design

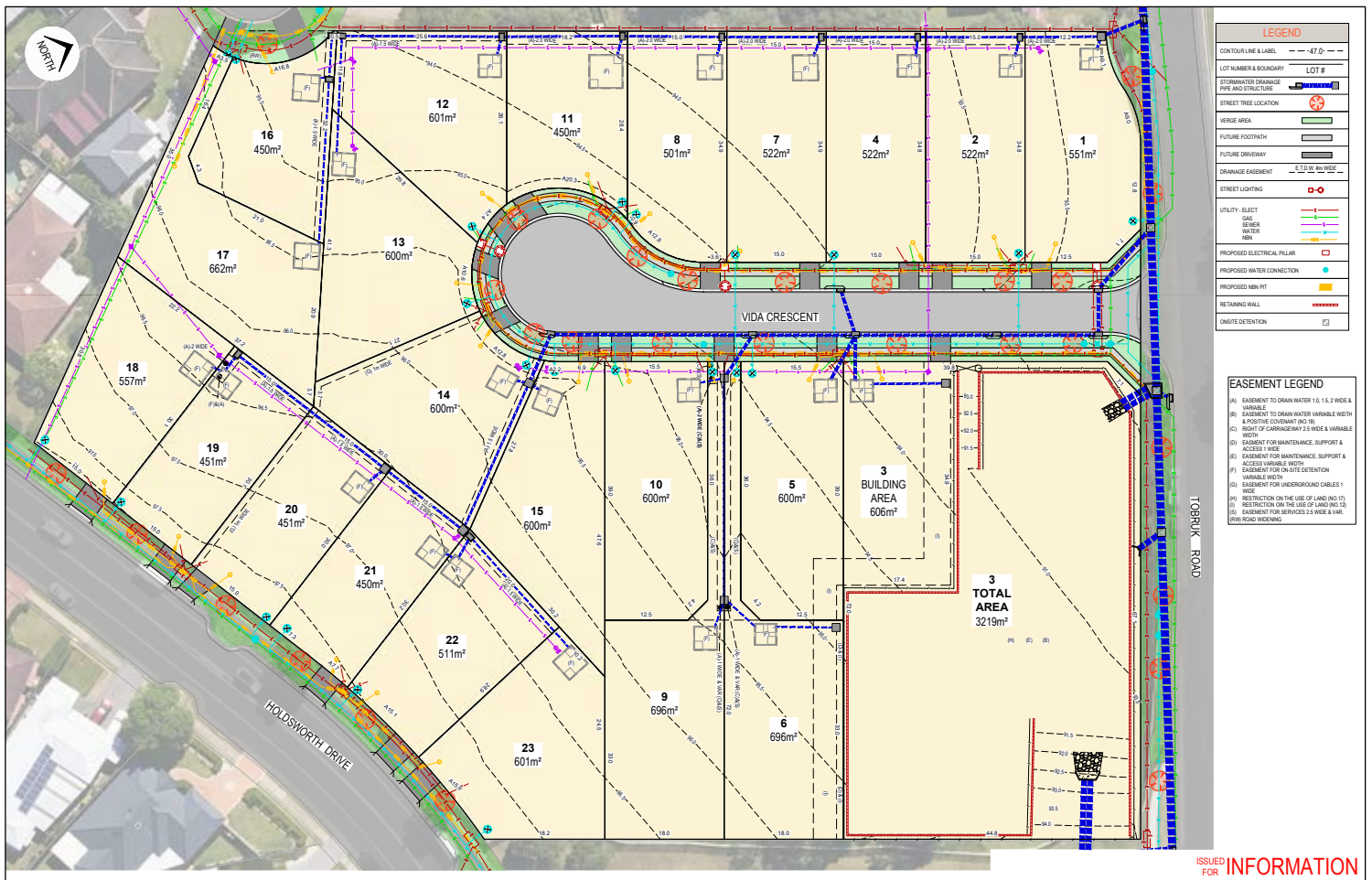
Build with Trusted Confidence



floor areas	(sqm)
main dwelling	111.5
garage	32.8
porch	1.3
optional alfresco	6.3
secondary dwelling	55.8
patio	2.1
<b>total</b>	<b>209.8</b>

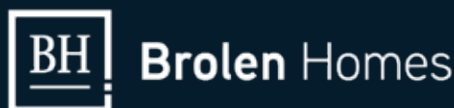
room sizes (main dwelling)	(mm)
garage	5500x5500
master	3310x3200
bed 2	2800x2800
bed 3	2800x2800
bed 4	2800x2800
kitchen	2300x2500
family/dining	3830x6860
optional alfresco	2890x2160

room sizes (secondary dwelling)	(mm)
bed 1	2800x3000
family	5580x3570
media/bed 2	2700x2950



ISSUED FOR INFORMATION

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



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