



Brolen Homes

HOUSE & LAND PACKAGE

Lot 2303 Proposed Road, Cobbitty



Illustrative Purposes Only

LAND SIZE | 375m²

5 3 3 2

**UPSTYLE
PROMOTION**

VALUED UP TO \$45K*

\$1,297,760

LAND PRICE \$697,900

HOUSE PRICE \$599,860

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
- Freestanding bath
- Your choice of tiles or laminated timber flooring to entry, kitchen, dining, family and mud room
- Tiles to porch and alfresco
- Carpets to bedrooms, sitting, guest and theatre
- Optional alfresco included
- 'Coloured On' concrete driveway
- Fixed site costs
- 7 Star Basix rating included
- Expected land rego early 2026
- NB: Excludes fencing and landscaping



Grange 30 Home Design

Build with Trusted Confidence



floor areas	(sqm)
ground	112.2
garage	33.5
porch	2.8
first	119.2
optional alfresco	11
total	278.7
room sizes	(mm)
garage	5450x5570
master	3410x4100
bed 2	3220x3600
bed 3	3000x3070
bed 4	3000x3070
sitting	2960x3750
kitchen	2700x3800
family	4200x2760
dining	5480x3550
theatre	3100x3090
guest	2830x2950
optional alfresco	3980x2760



Western Sydney International Airport



Leppington Train Station

DRAFT ONLY
REVISION: 00, DATE: 30/05/2025
NOT FOR INVESTIGATION AT NSW LRS
LOT DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY &
REGISTRATION OF THE FINAL PLAN AT NSW LRS.
EASEMENT LOCATIONS & WIDTHS ARE SUBJECT TO VARIATION.
LOTS MAY BE SUBJECT TO FURTHER EASEMENTS,
RESTRICTIONS AND POSITIVE COVENANTS.



(A) EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE (DP1309625)
(A1) EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE
(B) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
(C) EASEMENT FOR DRAINAGE OF WATER 2 WIDE

SCHEDULE OF ARCS				
No.	BEARING	DISTANCE	ARC	RADIUS
1.	32°15'35"	5.98	5.98	92.8
2.	37°15'35"	10.215	10.22	92.8
3.	217°41'05"	10.21	10.215	107.2
4.	35°24'50"	18.69	18.715	107.2

Display Homes
24 Saintly Street, Menangle Park
19 Webber Loop, Oran Park

Open hours visit website



Brolen Homes



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