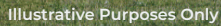
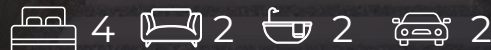




Lot 2303 Proposed Road, Cobbitty



LAND SIZE | 375m²



UPSTYLE
PROMOTION

VALUED UP TO \$45K*

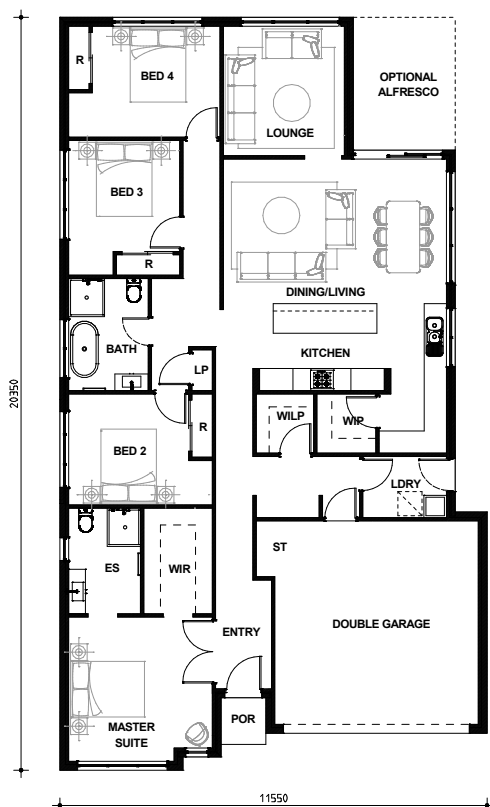
\$1,145,770

LAND PRICE \$697,900

HOUSE PRICE \$447,870

PACKAGE INCLUSIONS

- Chelsea 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 and living
- Tiles to porch and alfresco
- Carpets to bedrooms and lounge room
- 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



Build with Trusted Confidence



floor areas	(sqm)
ground	170.7
garage	35.3
porch	2.8
optional alfresco	9.9
total	218.7

room sizes	(mm)
garage	5500x5500
master	3880x3900
bed 2	3240x3000
bed 3	3000x3000
bed 4	3450x3000
kitchen	5050x2300
living/dining	6000x3900
lounge	3270x3500
optional alfresco	2760x3590



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.



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°4'105"	10.21	10.215	107.2
4	35°24'50"	18.69	18.715	107.2

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



Brolen Homes



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