



**Brolen Homes**

# HOUSE & LAND PACKAGE

*Lot 2544 Flamingo Circuit, Oran Park*



Illustrative Purposes Only

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

4 3 2.5 2

**UPSTYLE**  
PROMOTION  
VALUED UP TO \$45K\*



**\$1,236,130**

LAND PRICE \$699,500  
HOUSE PRICE \$536,630

### PACKAGE INCLUSIONS

- Metro facade
- Upstyle Promotion included for free
- Ducted Actron air conditioning
- Designer Caesarstone to kitchen and bathrooms
- 900mm Westinghouse cooktop and oven
- Designer tapware to kitchen and bathrooms
- Soft close kitchen cupboards
- 2590mm ceiling height to ground floor
- Flyscreens to windows
- Tiles to porch, entry, living, dining and alfresco
- Carpets to bedrooms, media and rumpus
- 'Coloured On' concrete driveway
- Fixed site costs
- 7 Star Basix rating included
- Expected land rego November 2026
- NB: Excludes light fittings, window coverings, fencing and landscaping. \*T&Cs Apply

# Sorrento 25 Home Design

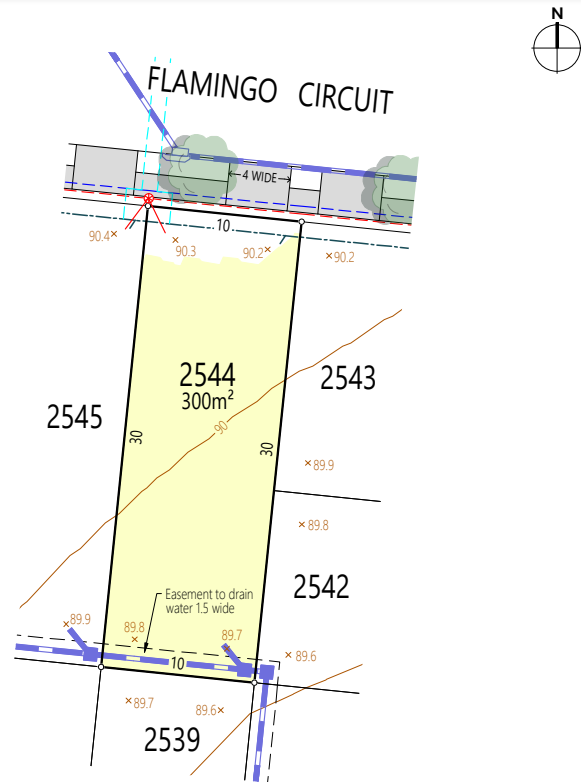
Build with Trusted Confidence



floor areas	(sqm)
ground	82.3
garage	33.7
porch	2.6
first	110.1
optional alfresco	9
<b>total</b>	<b>237.7</b>

room sizes	(mm)
garage	5500x5510
master	4270x4100
bed 2	2900x3460
bed 3	2900x3000
bed 4	2850x3000
rumpus	3840x3300
kitchen	2300x4000
living/dining	4200x6800
media	3350x3450
optional alfresco	3000x3000



### Legend

Drainage		Footpath		<b>Building And Design Information</b>
Electrical		Filled area		Fill <input checked="" type="checkbox"/> Contour <input checked="" type="checkbox"/>
Communications *		Denied access		Lot Classification *
Easement		Retaining wall		Acoustic *
Water main		Contour		Salinity *
Sewer line		Surface level		Aggressivity *
				BAL Rating *
				* Information not available at time of publication



Scan to explore Upstyle Promo Inclusions

**Display Homes**  
24 Saintly Street  
Menangle Park

**35 Allambie Circuit**  
Homeworld Oran Park



## Brolen Homes

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