



Brolen Homes

HOUSE & LAND PACKAGE

Lot 2545 Flamingo Circuit, Oran Park



Illustrative Purposes Only

LAND SIZE | 375m²

5 4 3 2

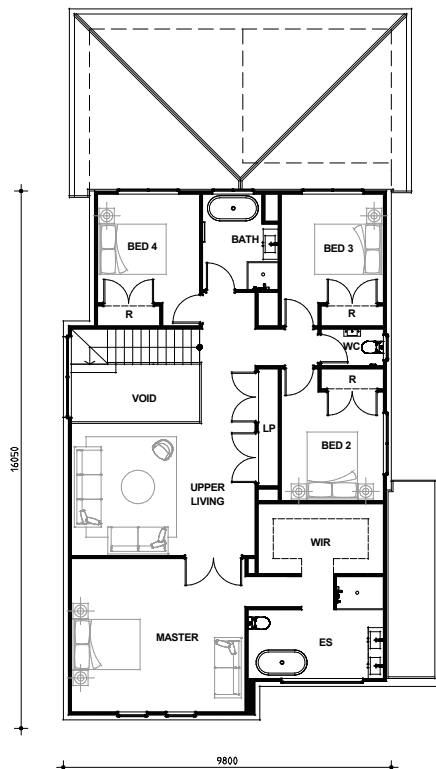
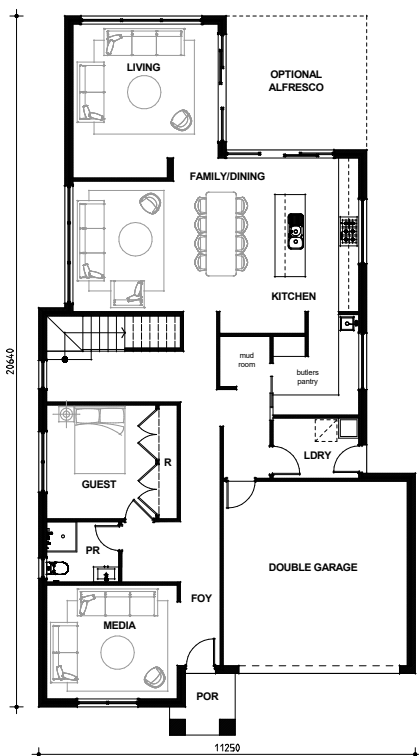
UPSTYLE PROMOTION
VALUED UP TO \$45K*

\$1,520,920

LAND PRICE \$799,500
HOUSE PRICE \$721,420

PACKAGE INCLUSIONS

- Richmond with Balcony 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, foyer, kitchen, dining, family, living and optional alfresco
- Carpets to bedrooms, upper living, media and guest
- '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

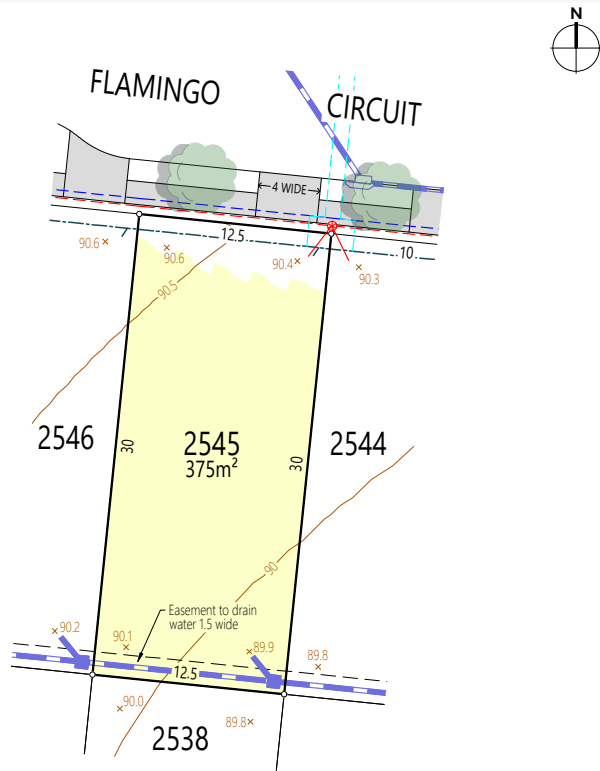


Avalon 37 Home Design

Build with Trusted Confidence



floor areas	(sqm)
ground	148.6
garage	33.7
porch	3.1
first	146.9
optional alfresco	16.8
total	349.1
room sizes	(mm)
garage	5500x5510
master	5190x4580
bed 2	3050x3250
bed 3	3050x3250
bed 4	3050x3250
kitchen	2500x4590
living	4340x4600
family/dining	6000x3900
media	3900x3400
guest	3250x3400
upper living	5490x4000
optional alfresco	4200x4000



Legend

Drainage		Footpath		Building And Design Information
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

(02) 8776 8000

sales@brolenhomes.com.au

www.brolenhomes.com.au

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 12.05.2026