



Brolen Homes

# HOUSE & LAND PACKAGE

Lot 2545 Flamingo Circuit, Oran Park



Illustrative Purposes Only

LAND SIZE | 375m<sup>2</sup>

5 3 3 2

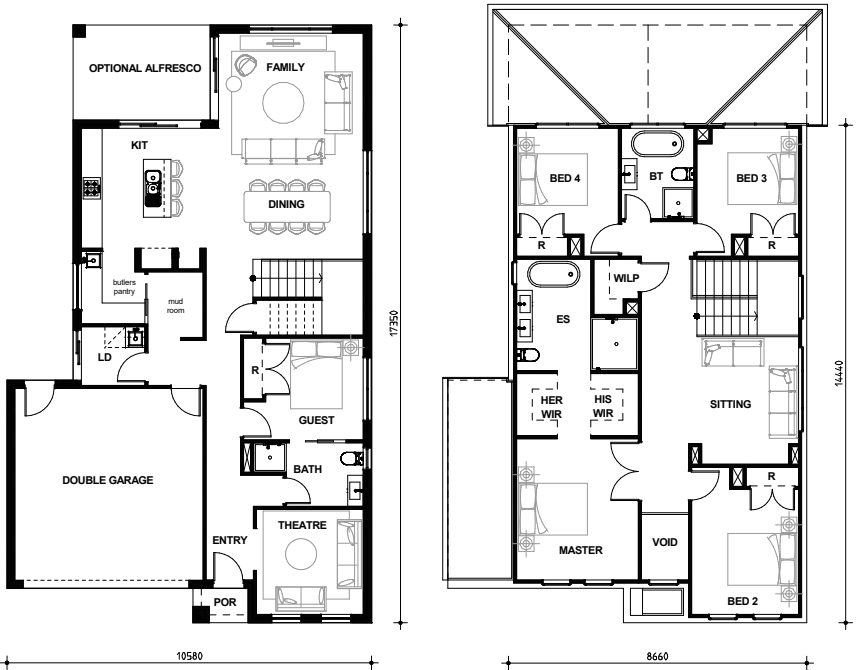
**UPSTYLE**  
PROMOTION  
VALUED UP TO \$45K\*

**\$1,407,810**

LAND PRICE \$799,500  
HOUSE PRICE \$608,310

### PACKAGE INCLUSIONS

- Classic 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, entry, theatre, kitchen, dining, family and optional alfresco
- Carpets to bedrooms, sitting 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

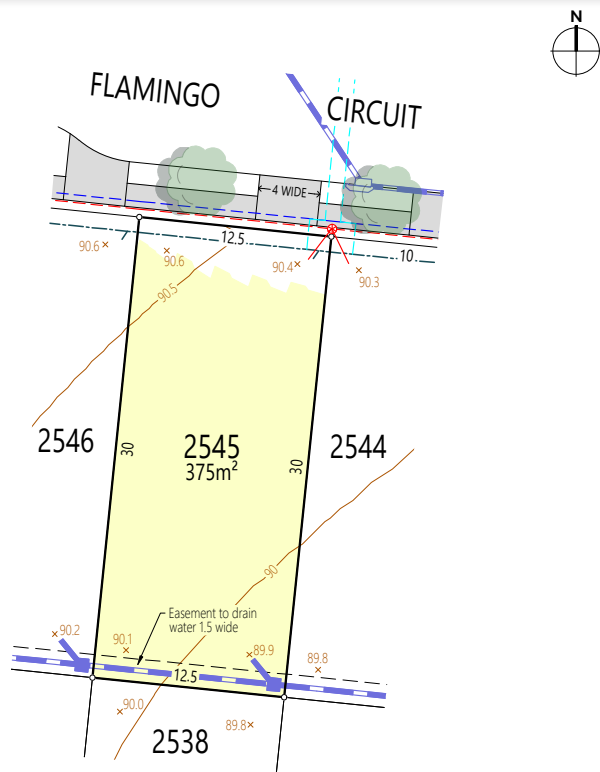


# Grange 30 Home Design

Build with Trusted Confidence



floor areas	(sqm)
ground	112.2
garage	33.5
porch	1.8
first	119.2
optional alfresco	11
<b>total</b>	<b>277.7</b>
room sizes	(mm)
garage	5450x5570
master	3530x4100
bed 2	3100x3600
bed 3	2950x3070
bed 4	2950x3070
sitting	4560x3750
kitchen	2600x3480
family	4200x3560
dining	5480x3000
theatre	3100x3050
guest	2830x2950
optional alfresco	3980x2760



### 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



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