



Brolen Homes

# HOUSE & LAND PACKAGE

Lot 2727 Rosehill Lane, Menangle Park



Illustrative Purposes Only

LAND SIZE | 250.7m<sup>2</sup>

4 1 2.5 1

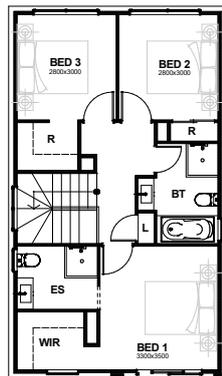
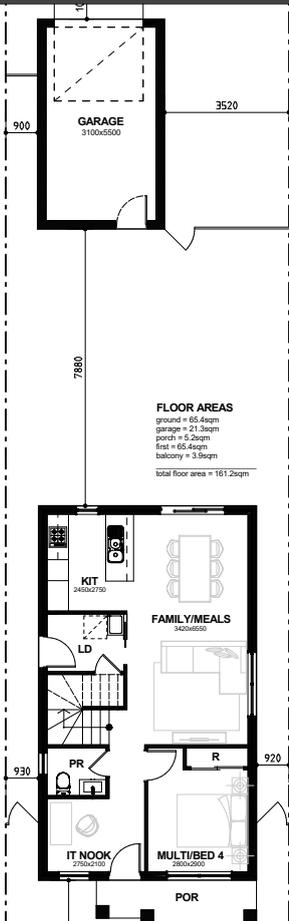
**GOLDEN PROMOTION**  
Valued up to **\$19,000\***  
\*strictly limited time T&CA

## \$1,054,900

LAND PRICE \$550,000  
HOUSE PRICE \$504,900

### TURN-KEY PACKAGE INCLUSIONS

- Custom façade + Modern Inclusions
- Golden Promotion included FREE
- Ducted Actron air conditioning
- 20mm Engineered stone to kitchen
- 600mm Westinghouse cooktop and oven
- 2440mm ceiling height ground floor
- Tiles to living areas
- Carpets to bedrooms & staircase
- 40cm LED Oyster light to each room
- Chainless vertical blinds to windows & sliding doors (exc. wet areas & stairs)
- Automatic garage door controller & 2 x remotes
- 'Coloured On' concrete driveway
- Fencing, landscaping, door bell & clothesline
- Fixed Price until 2027 + 7-Star NatHERS
- Expected land registration end Q2 2026
- Fixed site costs
- Mine subsidence. T&CA Golden Promotion



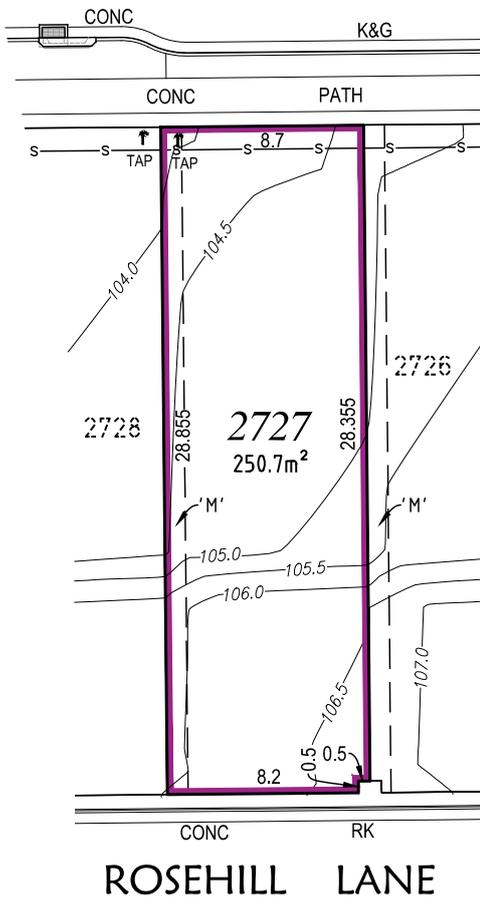


## Menangle Park

LIVE LIFE AT YOUR OWN PACE

LOT 2727

### MIRACLE MILE BOULEVARD



#### LEGEND

- RK ROLL KERB
- CONC CONCRETE
- K&G KERB & GUTTER
- ↑ TAP WATER HOUSE CONNECTION
- S SEWER MAIN
- 113.5- DESIGN CONTOUR
- [Symbol] STORMWATER KERB INLET PIT
- - - EASEMENT

**NOTE:**  
INDICATIVE SERVICE LOCATIONS ONLY.  
DIMENSIONS, AREAS AND EASEMENTS SUBJECT  
TO SURVEY AND APPROVALS. THIS PLAN IS  
SUBJECT TO CHANGE WITHOUT NOTICE.

#### SPINE ROAD SOUTH RESIDUE



LOCATION PLAN  
(NOT TO SCALE)  
OCTOBER 2025

'M' - EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE

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