



Brolen Homes

HOUSE & LAND PACKAGE

Lot 28 Twelfth Avenue, Austral

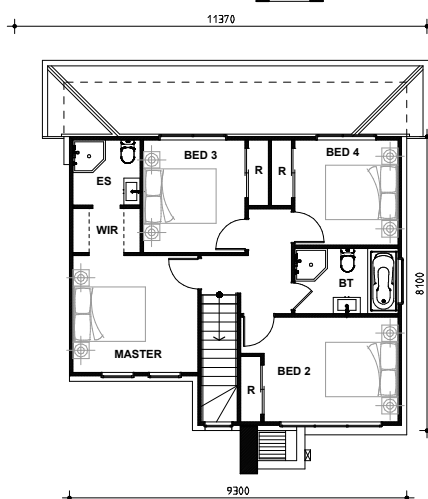
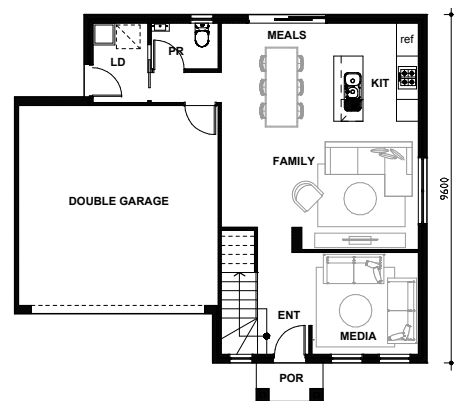


Illustrative Purposes Only

LAND SIZE | 264.4m²  4  2  2.5  2

**UPSTYLE
PROMOTION**

VALUED UP TO \$45K*



\$1,109,300

LAND PRICE \$680,000

HOUSE PRICE \$429,300

PACKAGE INCLUSIONS

- Custom facade
- Upstyle Promotion included for free
- Ducted Actron air conditioning
- 20mm Caesarstone to kitchen and bathroom vanities
- 900mm Westinghouse cooktop and oven
- Designer tapware to kitchen and bathrooms
- Dishwasher + soft close kitchen cupboards
- 2600mm ceiling height to ground floor
- Flyscreens to windows
- Tiles to living areas
- Carpets to stairs and bedrooms
- 'Coloured On' concrete driveway
- Fixed site costs + 7 Star Basix rating included
- Expected land rego September 2026
- NB: Excludes light fittings, window coverings, fencing, landscaping and alfresco. *T&Cs Apply

Build with Trusted Confidence



LOT DATA:

Lot	Area (sqm)	Dimensions
1	258.0m ²	16.63 x 15.515
2	259.6m ²	16.63 x 16.095
3	338.2m ²	10.50 x 32.21
4	322.1m ²	10.0 x 32.215
5	314.1m ²	9.75 x 32.22
6	362.5m ²	11.25 x 32.225
7	322.3m ²	10.0 x 32.23
8	322.3m ²	10.0 x 32.235
9	322.3m ²	10.0 x 32.235
10	362.7m ²	11.25 x 32.24
11	322.4m ²	10.0 x 32.245
12	322.5m ²	10.0 x 32.25
13	322.5m ²	10.0 x 32.255
14	322.6m ²	10.0 x 32.26
15	371.0m ²	11.50 x 32.265
16	264.1m ²	10.94 x 16.66
17	263.0m ²	16.94 x 15.53
18	321.9m ²	10.0 x 32.19
19	321.9m ²	10.0 x 32.19
20	321.9m ²	10.0 x 32.19
21	321.9m ²	10.0 x 32.195
22	321.9m ²	10.0 x 32.195
23	354.1m ²	11.0 x 32.20
24	322.0m ²	10.0 x 32.20
25	322.0m ²	10.0 x 32.20
26	322.0m ²	10.0 x 32.20
27	322.0m ²	10.0 x 32.205
28	264.4m ²	10.94 x 16.675
29	263.0m ²	16.94 x 15.53

EASEMENTS:

- (A) EASEMENT TO DRAIN WATER 1.2 WIDE
- (B) EASEMENT FOR ACCESS, MAINTENANCE & OVERHANG 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER (AFFECTS WHOLE OF LOT)

CONTROL POINT 6 (D.H.W. IN KERBY):
 E 297 796.405
 N 6 243 912.515
 R.L. 72.305 (A.H.D.)

Display Homes
24 Saintly Street
Menangle Park

**35 Allambie Circuit
Homeworld Oran Park**



BH | Broten 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. Broten Homes reserves the right to revise plans, specifications, materials and suppliers without notice. B.L. 268214C 11.08.2026