



Brolen Homes

HOUSE & LAND PACKAGE

Lot 2834 Canola Street, Oran Park



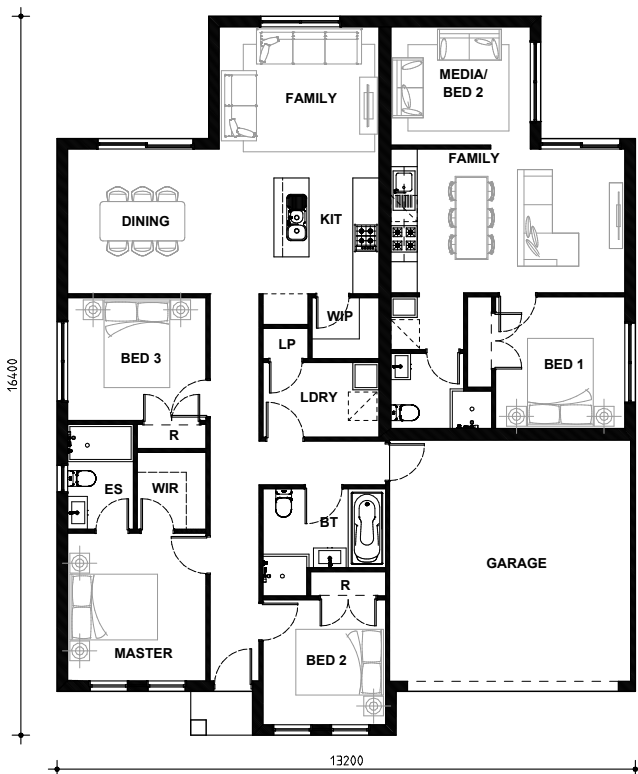
Illustrative Purposes Only

LAND SIZE | 517m²

5 2 3 2

UPSTYLE
PROMOTION

VALUED UP TO \$45K*



\$1,254,170

LAND PRICE \$775,500

HOUSE PRICE \$478,670

REGISTERED LAND

- ✓ Metro facade
- ✓ Upstyle Promotion included FREE
- ✓ Ducted Actron air conditioning to main house
- ✓ Split system to granny flat
- ✓ 20mm Engineered stone to kitchen and vanities
- ✓ 900mm Westinghouse cooktop and oven (main)
- ✓ 600mm Westinghouse cooktop and oven (GFlat)
- ✓ 2590mm ceiling height ground floor
- ✓ Chainless vertical blinds and flyscreens to opening windows (exc. wet areas)
- ✓ Tiles to living areas
- ✓ Carpets to bedrooms
- ✓ Insulation to walls & sarking to underside of roof
- ✓ 'Coloured On' concrete driveway
- ✓ 7 Star Basix Rating

NB: Excludes Council Section 711 Contributions

Excludes fencing and landscaping. T&CA Upstyle Promotion

Harrington 21 Home Design



FINALIST 2021
HIA NSW Region
Medium Kitchen
15 sqm to 25 sqm

FINALIST 2021
HIA NSW Region
Display Home
\$300,001 – \$350,000

FINALIST 2020
HIA NSW Region
Townhouse/Villa Development
over 10 dwellings

FINALIST 2019
HIA NSW Region
Custom Built Home
\$600,001 – \$1 million

FINALIST 2018
HIA NSW Region
Custom Built Home
up to \$600,000

FINALIST 2017
HIA NSW Region
Bathroom in a
Display Home



floor areas	(sqm)
main dwelling	109.6
garage	32.1
porch	1.4
secondary dwelling	49.1
total	192.2

room sizes (main dwelling)	(mm)
garage	5500x5500
master	3160x3350
bed 2	2800x2850
bed 3	3160x2800
kitchen	2400x2600
family	3650x3450
dining	4700x3300

room sizes (secondary dwelling)	(mm)
bed 1	2950x3000
family	5340x3280
media/bed 2	3150x2700



LOT 2834

ORAN PARK TRANCHE 28, STAGE 1



LEGEND

Drainage Line

Elec pillar, Street Light

Opticomm

Water main

Sewer line

Gas line

Footpath

Shareway

Filled area

Denied access

Retaining wall

Easement/Restriction line

Contour

Surface level

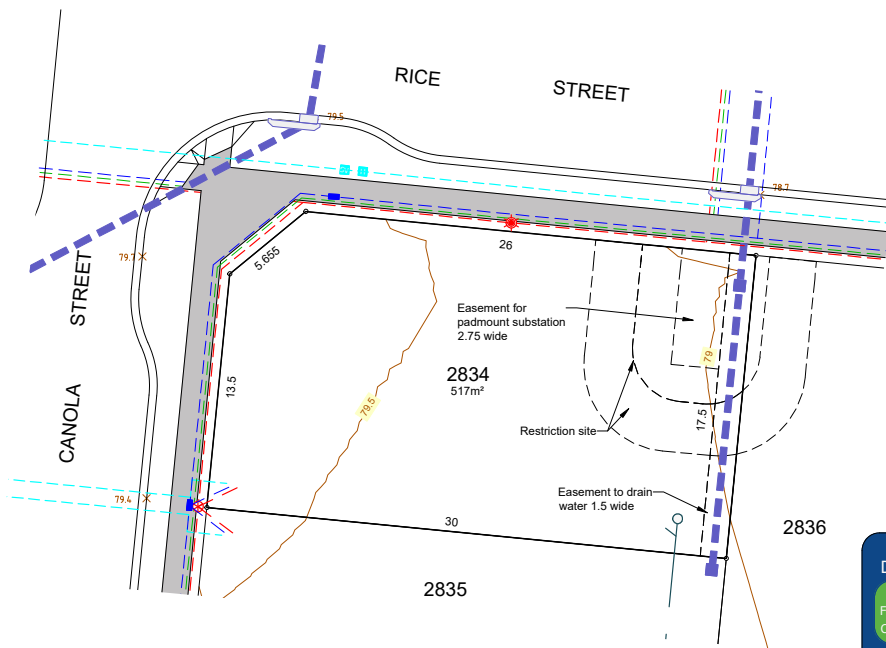
Building envelope

Ratio: 1:200

SERVICES AND RESTRICTIONS SHOWN ON THIS LEGEND MAY NOT BE APPLICABLE TO THIS LOT

It is acknowledged that the dimensions and areas, as well as location of services and the existence and width of easements are subject to change in accordance with the requirements of any relevant Authority. The particulars of this brochure are applied for information only representing the facts at the time of publication and may change. The particulars shall not be taken as a representation in any respect on the part of the Vendor or its Agents. Authorities should be consulted in relation to any limitations or requirements as building restrictions may apply.

Drawing Reference: OPT28S1BSITE-2834
Date: 8 April 2022



BUILDING AND DESIGN INFORMATION

DESIGN

FILL

CONTOUR

LOT CLASSIFICATION *

ACOUSTIC *

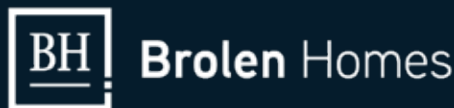
SALINITY *

AGGRESSIVITY *

BAL RATING *

* Information not available at time of publication.

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