



**Brolen Homes**

# HOUSE & LAND PACKAGE

*Lot 29 Twelfth Avenue, Austral*



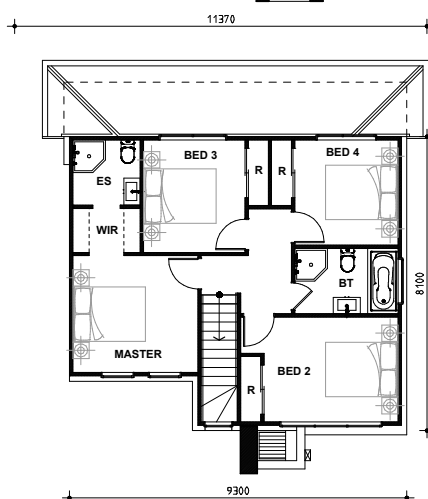
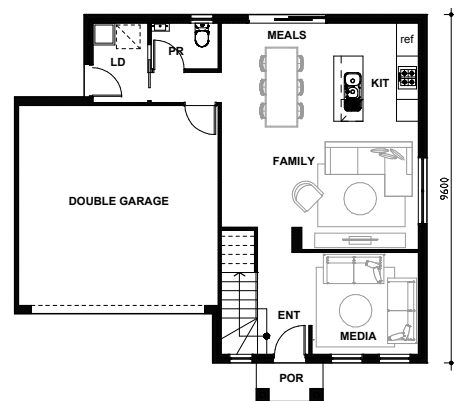
Illustrative Purposes Only

**LAND SIZE | 263m<sup>2</sup>**

4 2 2.5 2

**UPSTYLE  
PROMOTION**

VALUED UP TO \$45K\*



**\$1,109,300**

LAND PRICE \$680,000

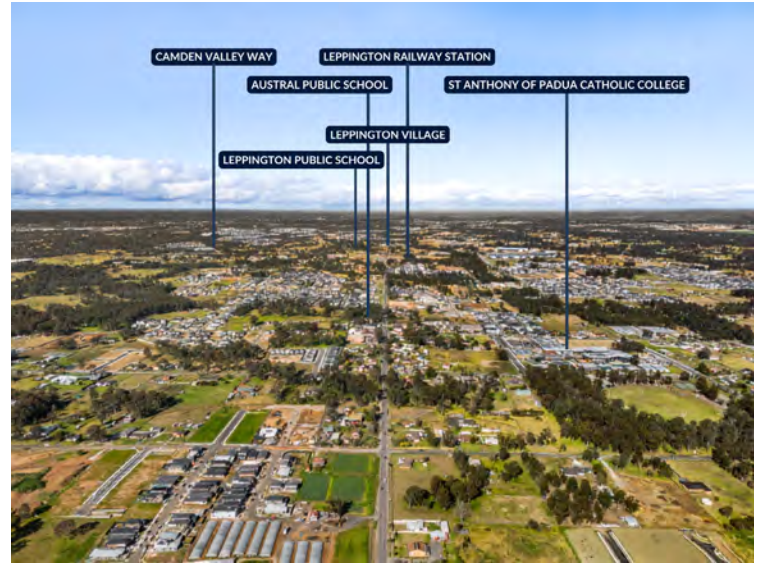
HOUSE PRICE \$429,300

## PACKAGE INCLUSIONS

- Classic 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

# Austral 18 Home Design

Build with Trusted Confidence



AVENUE

(20.115 WIDE)

(17.2)

TWELFTH

POINT 1  
3)  
10  
455  
A.H.D.]

|                            |                           |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |          |        |
|----------------------------|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------|--------|
| (A) 16.63                  | (A) 10.50                 | (A) 10.0            | (A) 9.75            | (A) 11.25           | (A) 10.0            | (A) 10.0            | (A) 10.0            | (A) 11.25           | (A) 10.0            | (A) 10.0            | (A) 10.0            | (A) 10.0            | (A) 10.0            | (A) 10.0 | 11.50  |
| 15.515                     | 15.515                    | 32.21               | 32.215              | 32.22               | 32.225              | 32.23               | 32.235              | 32.235              | 32.24               | 32.245              | 32.25               | 32.255              | 32.26               | 32.26    | 32.265 |
| 258.0m <sup>2</sup><br>(C) | 338.2m <sup>2</sup>       | 322.1m <sup>2</sup> | 314.1m <sup>2</sup> | 362.5m <sup>2</sup> | 322.3m <sup>2</sup> | 322.3m <sup>2</sup> | 322.3m <sup>2</sup> | 362.7m <sup>2</sup> | 322.4m <sup>2</sup> | 322.5m <sup>2</sup> | 322.5m <sup>2</sup> | 322.6m <sup>2</sup> | 371.0m <sup>2</sup> |          |        |
| 10.89                      | 16.63                     | 32.21               | 32.215              | 32.22               | 32.225              | 32.23               | 32.235              | 32.235              | 32.24               | 32.245              | 32.25               | 32.255              | 32.26               | 32.26    | 32.265 |
| 259.6m <sup>2</sup><br>(C) | 10.63                     | 10.50               | 10.0                | 9.75                | 11.25               | 10.0                | 10.0                | 10.0                | 11.25               | 10.0                | 10.0                | 10.0                | 10.0                | 11.50    |        |
| 28.0                       | HIBERNAL STREET (16 WIDE) |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |          |        |
| 10.94                      | 10.0                      | 10.0                | 10.0                | 10.0                | 11.0                | 10.0                | 10.0                | 10.0                | 10.0                | 10.0                | 10.0                | 10.0                | 10.94               | 16.66    | 10.655 |
| 264.4m <sup>2</sup>        | 32.205                    | 32.20               | 32.20               | 32.20               | 32.20               | 32.20               | 32.195              | 32.195              | 32.195              | 32.19               | 32.19               | 32.19               | 264.1m <sup>2</sup> | 16.94    | 10.655 |
| 29                         | 15.53                     | 32.20m <sup>2</sup> | 322.0m <sup>2</sup> | 322.0m <sup>2</sup> | 322.0m <sup>2</sup> | 354.1m <sup>2</sup> | 321.9m <sup>2</sup> | 321.9m <sup>2</sup> | 321.9m <sup>2</sup> | 321.9m <sup>2</sup> | 321.9m <sup>2</sup> | 321.9m <sup>2</sup> | 263.0m <sup>2</sup> | 15.53    | 16.94  |
| 16.94                      | 10.0                      | 10.0                | 10.0                | 10.0                | 11.0                | 10.0                | 10.0                | 10.0                | 10.0                | 10.0                | 10.0                | 10.0                | 16.94               | 15.53    | 16.0   |
| 26                         | D.                        | P.                  | 1                   | 2                   | 8                   | 6                   | 7                   | 8                   | 5                   |                     |                     |                     |                     |          |        |
| 26                         | 25                        | 24                  | 23                  | 22                  | 21                  | 20                  | 19                  | 18                  | 17                  | 16                  | 15                  |                     |                     |          |        |

|              |           |
|--------------|-----------|
| floor areas  | (sqm)     |
| ground       | 64.7      |
| garage       | 32.6      |
| porch        | 1.9       |
| first        | 70.8      |
| total        | 170       |
| ground floor | (mm)      |
| garage       | 5500x5500 |
| media        | 2930x2800 |
| family       | 4500x3530 |
| meals        | 3100x3000 |
| kitchen      | 2300x2700 |
| first floor  | (mm)      |
| master       | 3450x3220 |
| bed 2        | 3700x2890 |
| bed 3        | 2800x3100 |
| bed 4        | 2850x2900 |

|     |     |     |            |
|-----|-----|-----|------------|
| 131 | 130 | 129 | 128        |
| D.  | A.  | 595 | / 2023 / A |
| 302 |     |     |            |
| 301 |     | 112 | 113        |

(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)

S: Project: Director/195 Twelfth Avenue - Austral (S. 15633) S. 15633, Morwell.m.p. - CONTROL

Display Homes  
24 Saintry Street  
Menangle Park

35 Allambie Circuit  
Homeworld Oran Park



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