



Brolen Homes

HOUSE & LAND BERRY LANE

Lot 300 Proposed Road, Berry



Illustrative Purposes Only

LAND SIZE | 360m²

4 2 2 2 2

**UPSTYLE
PROMOTION**

VALUED UP TO \$45K*

\$1,261,830

PACKAGE INCLUSIONS

- Chelsea facade
- Upstyle Promotion included for free
- Ducted Actron air conditioning
- Your choice of tile or laminated timber floors to entry, hallway, kitchen, family/meals, living
- Carpets to bedrooms
- Tiles to porch and alfresco
- 2590mm ceiling height to ground floor
- 900mm Westinghouse cooktop and oven
- 20mm engineered Caesarstone to kitchen and vanities
- Dishwasher & microwave with trim kit
- Chainless vertical blinds and flyscreens to windows (exc. wet areas)
- Alfresco included
- 30 downlights included
- Doorbell and alarm system
- 'Coloured On' concrete driveway
- Landscaping and fences included as per Developer guidelines
- Expected land registration Aug/Sep 26
- NB: T&C's apply



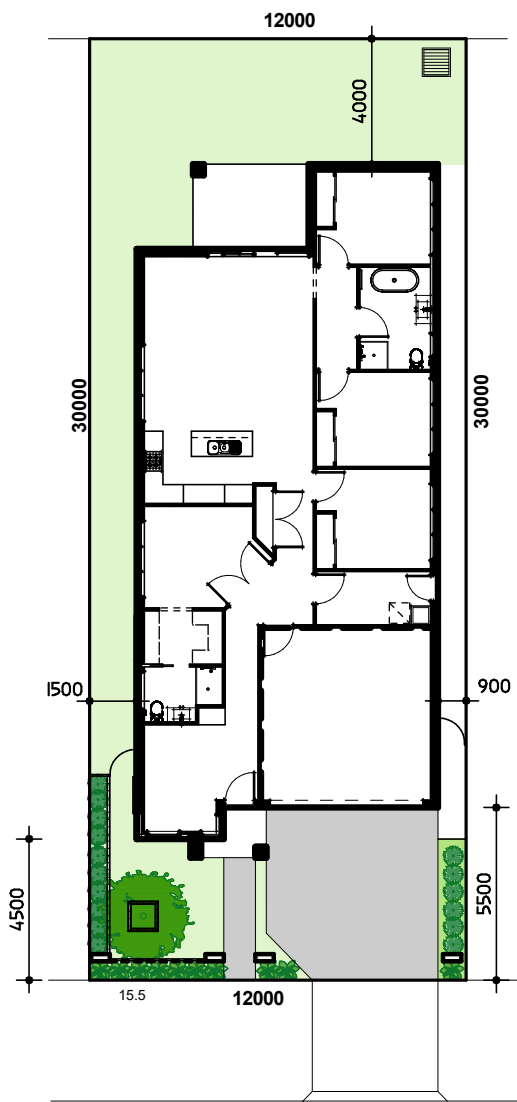
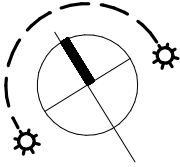
Brookvale 22 Mod Home Design

Build with Trusted Confidence



| floor areas | (sqm) |
|-------------------|-------|
| ground | 157.7 |
| garage | 32.6 |
| porch | 2.8 |
| optional alfresco | 9.9 |
| total | 203 |

| room sizes | (mm) |
|-------------------|-----------|
| garage | 5400x5500 |
| master | 3430x3250 |
| bed 2 | 3000x3100 |
| bed 3 | 3000x3100 |
| bed 4 | 3000x2950 |
| kitchen | 3430x2450 |
| living/dining | 5360x5570 |
| media | 2270x3400 |
| optional alfresco | 3800x2700 |



PROPOSED ROAD
PRELIMINARY SITTING
SUBJECT TO FINAL SURVEY



Illustrative Purposes Only



Scan to explore
Upstyle Promo
Inclusions



Display Homes
24 Saintly Street, Menangle Park
Homeworld, Oran Park

Open hours visit website



Brolen Homes



Stephen 0477 002 154
Robert 0477 008 070



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 & or Builders Tender and Contract for precise dimensions, specifications and inclusions. Brolen Homes reserves the right to revise plans, specifications, materials and suppliers without notice. B.L. 268214C.15.09.2025