

# Lot 3028: Brookvale with Prestige facade



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## FEATURES INCLUDE:

- Prestige Facade
- Upstyle Promotion included FREE
- Ducted Actron air conditioning
- \$6,000 Bonus Colour Studio Package
- 20mm Engineered stone to kitchen and vanities
- 900mm Westinghouse cooktop and oven
- 2590mm ceiling height ground floor only
- Optional alfresco included
- Tiles to Kitchen, Family, Dining, Media, IT Hub, Porch and Alfresco
- Carpets to Bedrooms
- Insulation to walls & sarking to the underside of the roof
- 'Coloured On' concrete driveway
- 7 Star Basix Rating
- Fixed Site Costs
- T2 Treated Timber Frame + Term Seal double the protection
- NB: Excludes fencing & landscaping.
- T&Ca Upstyle Promotion
- Land \$1,072,000
- House Price \$424,000

<b>LOT SIZE</b>	484.5 M <sup>2</sup>
<b>HOUSE SIZE</b>	209 M <sup>2</sup>
<b>PACKAGE PRICE</b>	<b>\$1,496,000</b>



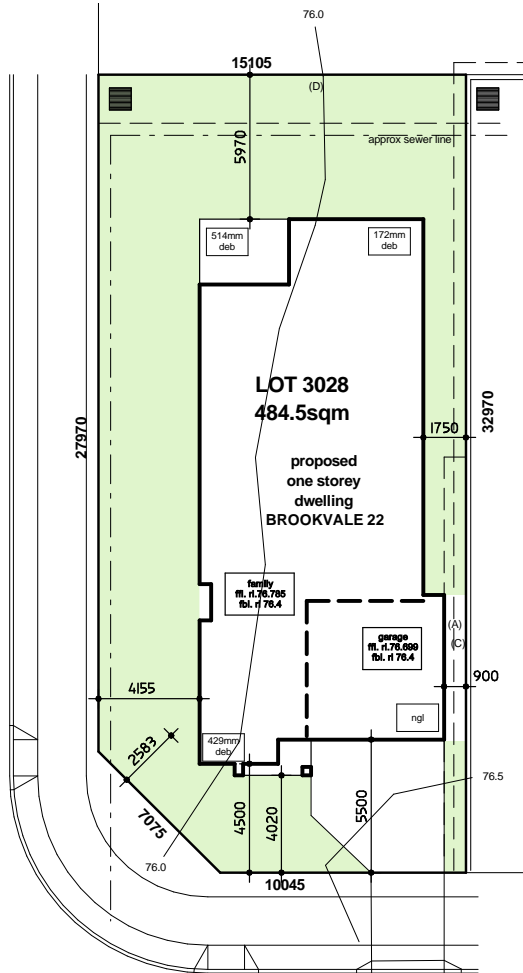
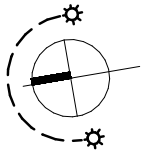
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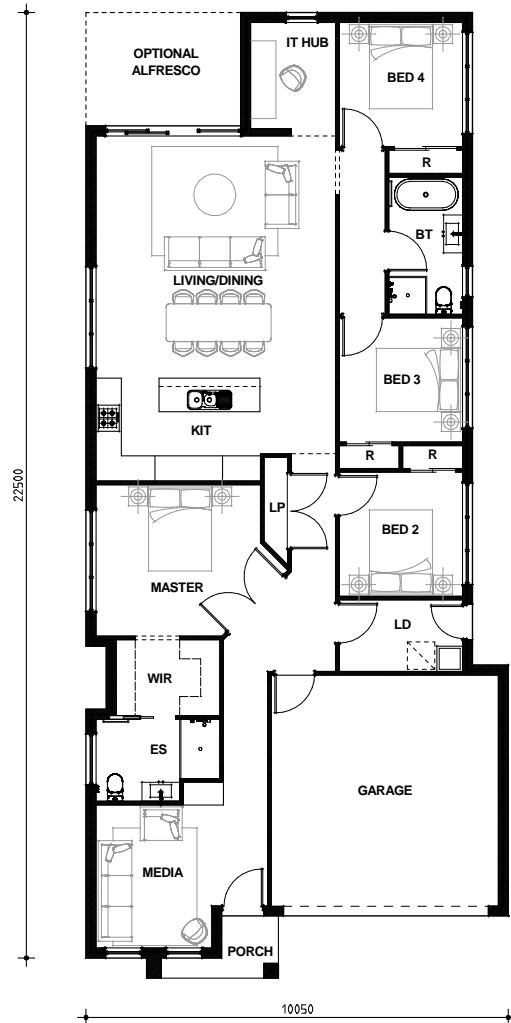
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**PROPOSED ROAD  
PRELIMINARY SITTING  
SUBJECT TO FINAL SURVEY**

- (a) easement for access and maintenance 0.9m wide
- (c) easement for retaining wall support 0.5m wide
- (d) easement for drainage 2m wide

floor areas	(sqm)	room sizes	(mm)
ground	163.7	garage	5400x5500
garage	32.6	master	3910x3600
porch	2.8	bed 2	2930x2950
optional alfresco	9.9	bed 3	2930x2950
		bed 4	2930x2950
		kitchen	3910x2450
		living/dining	5700x5760
		media	2750x3400
		IT hub	2020x2520
		optional alfresco	3680x2700
<b>total</b>	<b>209</b>		



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. Brolen Homes reserves the right to revise plans, specifications, materials and suppliers without notice. B.L. 268214C.16.10.2024

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