



**Brolen Homes**

# HOUSE & LAND PACKAGE

*Lot 3045 Proposed Road, Birling*



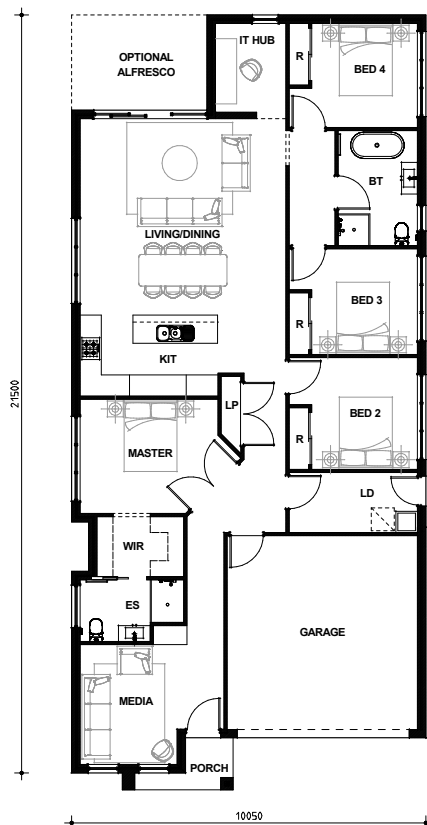
Illustrative Purposes Only

**LAND SIZE | 350m<sup>2</sup>**

4 2 2 2 2

**UPSTYLE  
PROMOTION**

VALUED UP TO \$45K\*



**\$1,205,130**

LAND PRICE \$712,900

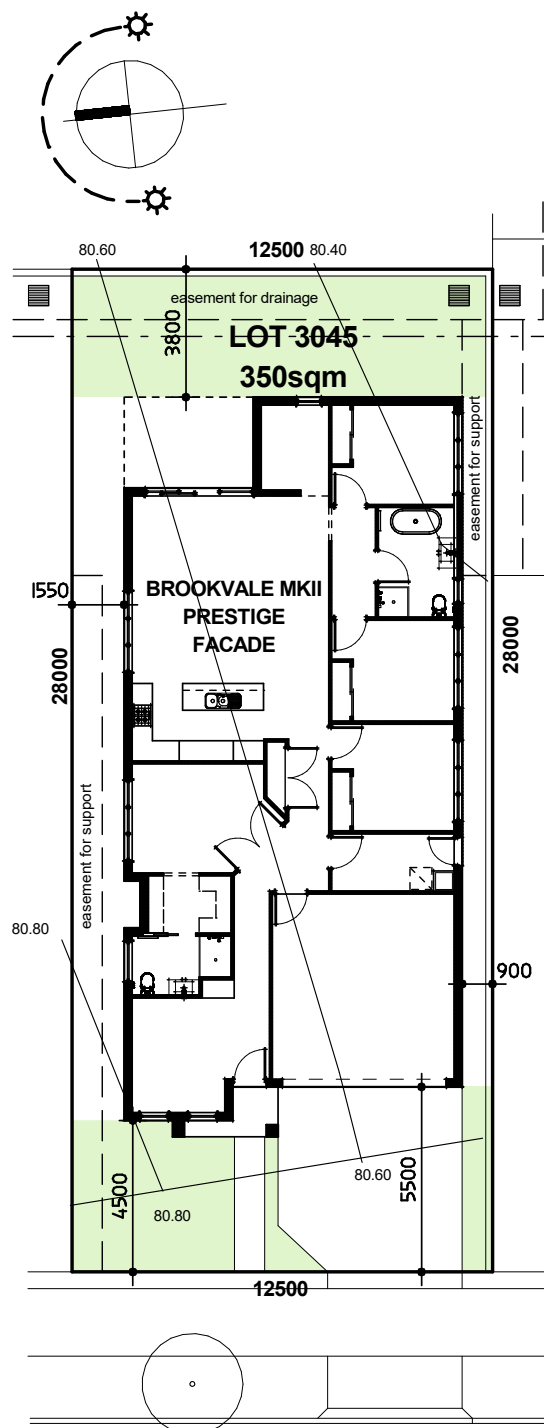
HOUSE PRICE \$492,230

## PACKAGE INCLUSIONS

- Prestige facade
- Upstyle Promotion included for free
- Ducted Actron air conditioning
- 20mm Caesarstone kitchen benchtops & vanities
- 2590mm ceiling height to ground floor
- 900mm Westinghouse cooktop & oven
- Dishwasher & microwave with trim kit
- 25 x LED downlights
- Tiles to porch, media, hallway, kitchen, living, dining, IT hub & alfresco. Carpets to bedrooms
- Front LED door bell
- Roller blinds & flyscreens to all opening windows & sliding doors
- Optional alfresco included
- 'Coloured On' concrete driveway
- Fixed site costs & 7 Star Basix rating included
- Landscaping including fencing with side gates, letterbox & clothesline to Developers approval
- Tender expiry June 2027. NB: T&Cs apply

# Brookvale 22Mk2 Home Design

Build with Trusted Confidence



## Brookvale Mk2 Measurements

| floor areas       | (sqm)      |
|-------------------|------------|
| ground            | 166.7      |
| garage            | 32.6       |
| porch             | 2.8        |
| optional alfresco | 9.9        |
| <b>total</b>      | <b>212</b> |

| room sizes        | (mm)      |
|-------------------|-----------|
| garage            | 5400x5500 |
| master            | 3910x3250 |
| bed 2             | 3000x3100 |
| bed 3             | 3000x3100 |
| bed 4             | 3000x2950 |
| kitchen           | 3910x2450 |
| living/dining     | 5840x5570 |
| media             | 2750x3400 |
| IT hub            | 2020x2520 |
| optional alfresco | 3800x2700 |

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

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

Open hours visit website



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