



**Brolen Homes**

# HOUSE & LAND PACKAGE

*Lot 3045 Proposed Road, Birling*



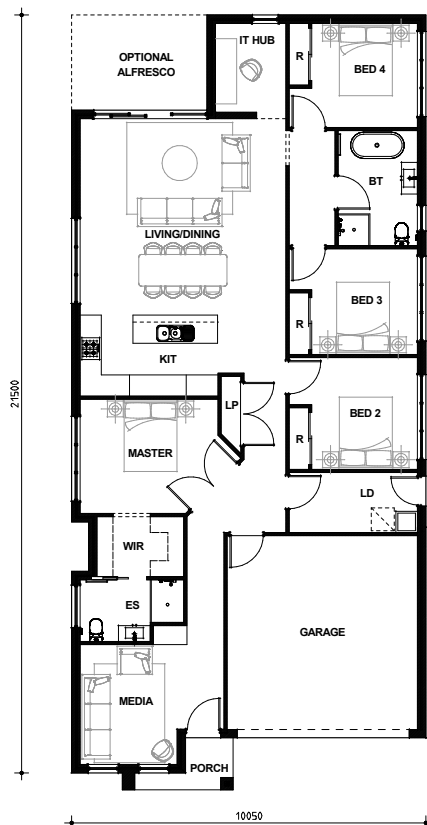
Illustrative Purposes Only

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

4 2 2 2 2

**UPSTYLE  
PROMOTION**

VALUED UP TO \$45K\*



**\$1,220,130**

LAND PRICE \$712,900

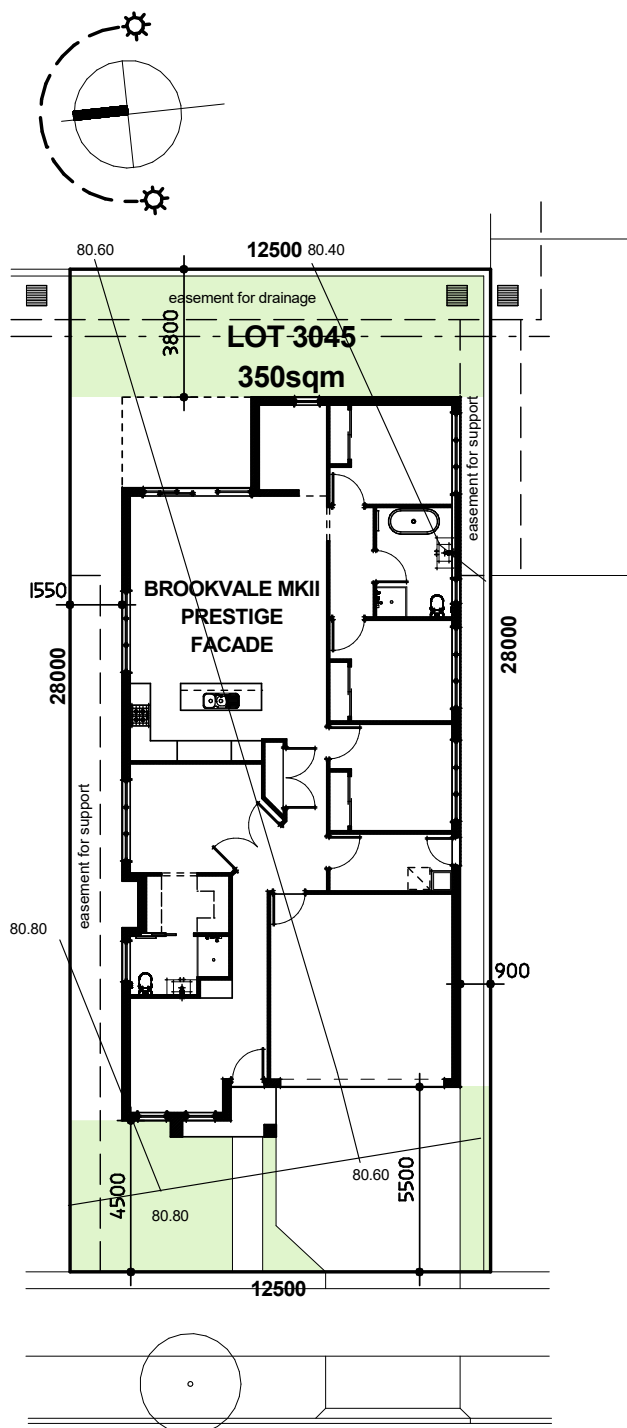
HOUSE PRICE \$507,230

## 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
total	212

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

**35 Allambie Circuit,**  
Homeworld Oran Park



**Brolen Homes**



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