



Brolen Homes

HOUSE & LAND PACKAGE

Lot 3045 Proposed Road, Birling



Illustrative Purposes Only

LAND SIZE | 350m²

5 3 3 2

**UPSTYLE
PROMOTION**

VALUED UP TO \$45K*

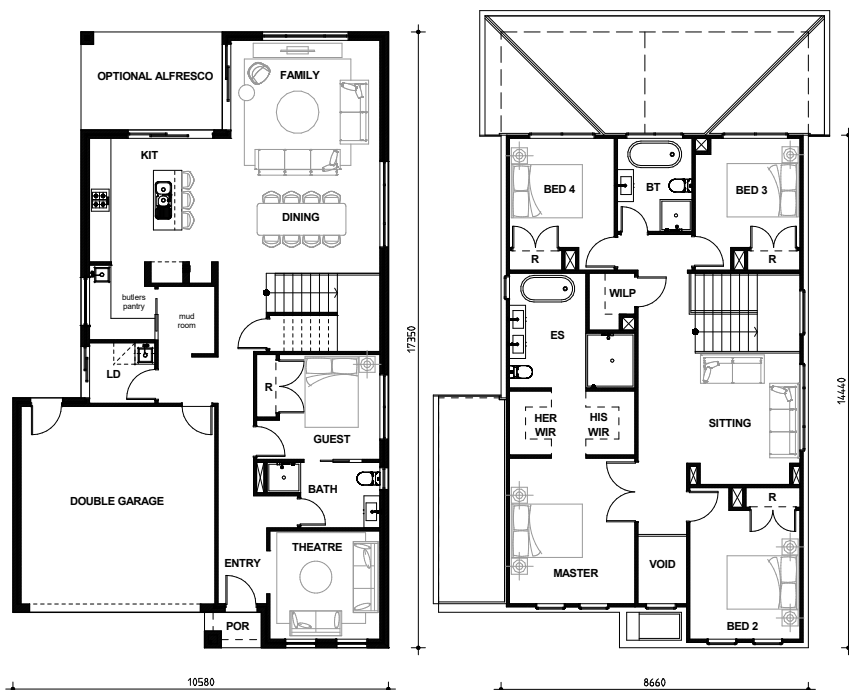
\$1,372,760

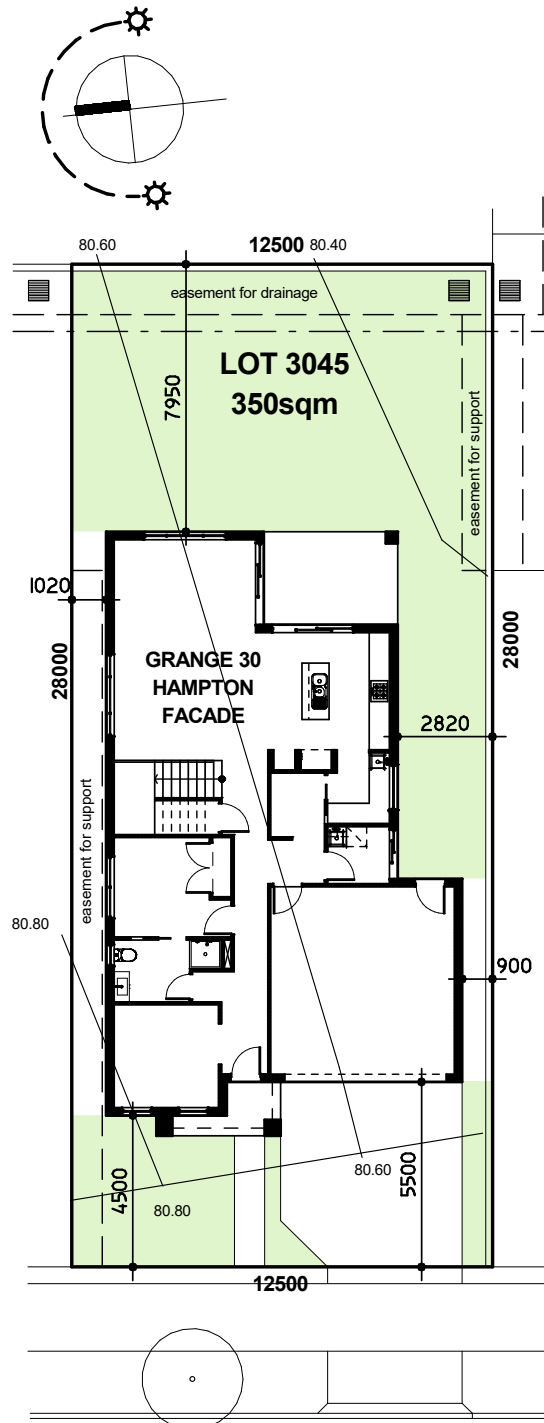
LAND PRICE \$712,900

HOUSE PRICE \$659,860

PACKAGE INCLUSIONS

- Hamptons 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
- 30 x LED downlights + front LED door bell
- Tiles to porch, theatre, hallway, kitchen, family, dining, mudroom & alfresco.
- Carpets to upstairs & guest bedroom
- 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





Grange 30 Measurements

floor areas	(sqm)
ground	112.2
garage	33.5
porch	1.8
first	119.2
optional alfresco	11
total	277.7
room sizes	(mm)
garage	5450x5570
master	3530x4100
bed 2	3100x3600
bed 3	2950x3070
bed 4	2950x3070
sitting	4560x3750
kitchen	2600x3480
family	4200x3560
dining	5480x3000
theatre	3100x3050
guest	2830x2950
optional alfresco	3980x2760

PROPOSED ROAD
PRELIMINARY SITTING
SUBJECT TO FINAL SURVEY

Display Homes
24 Saintly Street, Menangle Park
Homeworld Oran Park

Open hours visit website



Brolen Homes



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