



Brolen Homes

# HOUSE & LAND BERRY LANE

Lot 306 Proposed Road, Berry



Illustrative Purposes Only

LAND SIZE | 360m<sup>2</sup>

4 2 2 2

**UPSTYLE**  
PROMOTION  
VALUED UP TO \$45K\*



**\$1,261,830**

### PACKAGE INCLUSIONS

- Prestige 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

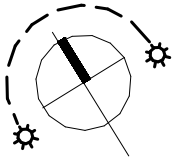
# Brookvale 22 Mod Home Design

Build with Trusted Confidence

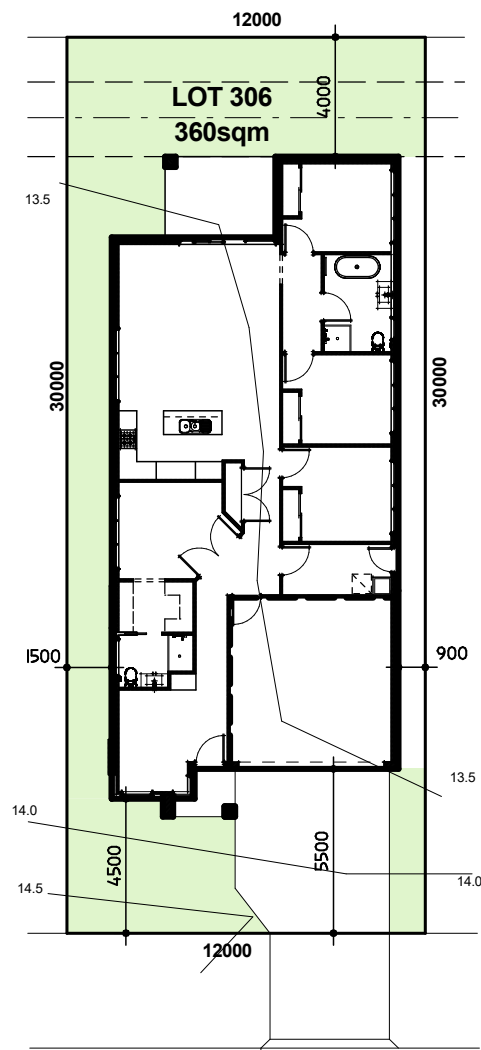


floor areas	(sqm)
ground	157.7
garage	32.6
porch	2.8
optional alfresco	9.9
<b>total</b>	<b>203</b>

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



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



**Appliances**

Scan to explore  
 Upstyle Promo  
 Inclusions



**Display Homes**  
 24 Saintly Street  
 Menangle Park

**35 Allambie Circuit**  
 Homeworld Oran Park



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