

Lot 3127: Grange 33 Classic with Balcony facade

5

3

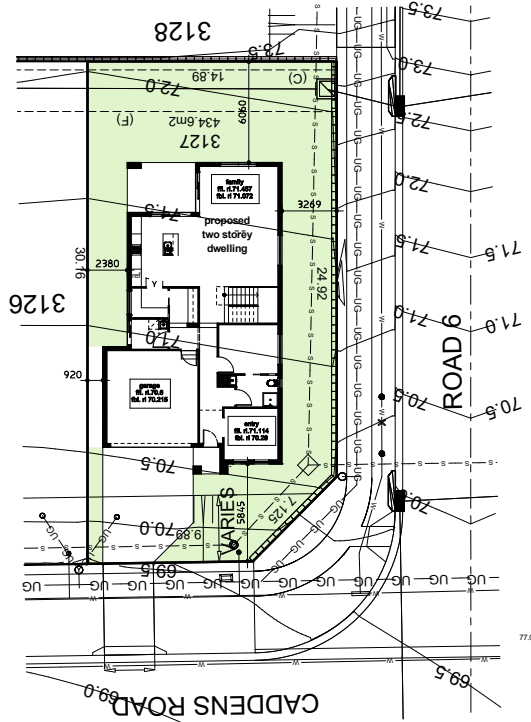
2



FEATURES INCLUDE:

- Grange 33 (on display Menangle Park)
- Classic facade with Balcony
- Upstyle Promotion Included
- Ducted Actron air conditioning
- 20mm Caesarstone benchtops to kitchen and vannies
- 900mm Westinghouse cooktop and oven
- Optional Alfresco included
- Tiles to entry, kitchen, dining, family and optional alfresco
- Carpets to theatre, guest and upstairs
- 2590mm ceilings downstairs to kitchen, family and dining
- 3 meter ceilings to entry, theatre and guest bedroom
- 'Coloured On' Concrete driveway
- Fixed Site Costs including dropped edge beams, tiled internal and external steps required for BOS piercing
- 18 Month Fixed Price Guarantee
- Build with Confidence - 4 Star iCIRT rating
- T&Ca Upstyle Promotion
- Excludes fencing & landscaping
- Land Price \$928,500
- House Price \$696,370

LOT SIZE	434.6 M ²
HOUSE SIZE	305.2 M ²
PACKAGE PRICE	\$1,624,870

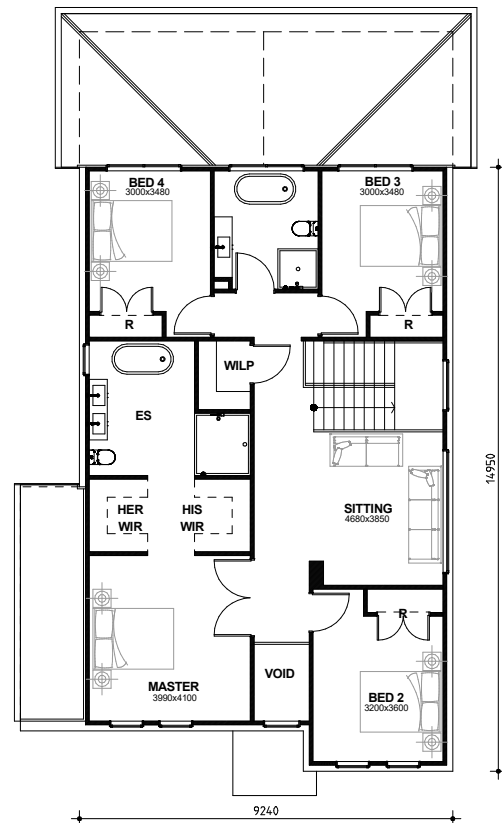
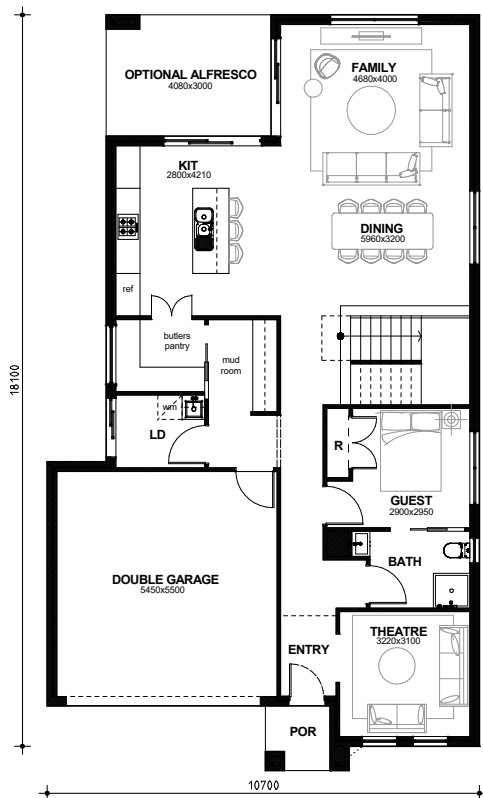


PRELIMINARY SITTING
SUBJECT TO FINAL SURVEY



5 3 2

floor areas	(sqm)
ground	125.1
garage	33.5
porch	2.8
first	131.6
optional alfresco	12.2
total	305.2
room sizes	(mm)
garage	5450x5500
master	3990x4100
bed 2	3200x3600
bed 3	3000x3480
bed 4	3000x3480
sitting	4680x3850
kitchen	2800x4210
family	4680x4000
dining	5960x3200
theatre	3220x3100
guest	2900x2950
optional alfresco	4080x3000



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.16.04.2024 10.10.2025

SALES CENTRE
225 CADDENS RD,
CADDENS NSW 2747
ORCHARDHILLSNORTH.COM.AU
1800 834 339

ORCHARD
HILLS
NORTH.

