



Brolen Homes

HOUSE & LAND PACKAGE

Lot 3153 Clarence Circuit, Oran Park



Illustrative Purposes Only

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

LAND SIZE | 450m²

5 4 3.5 2

\$1,382,736

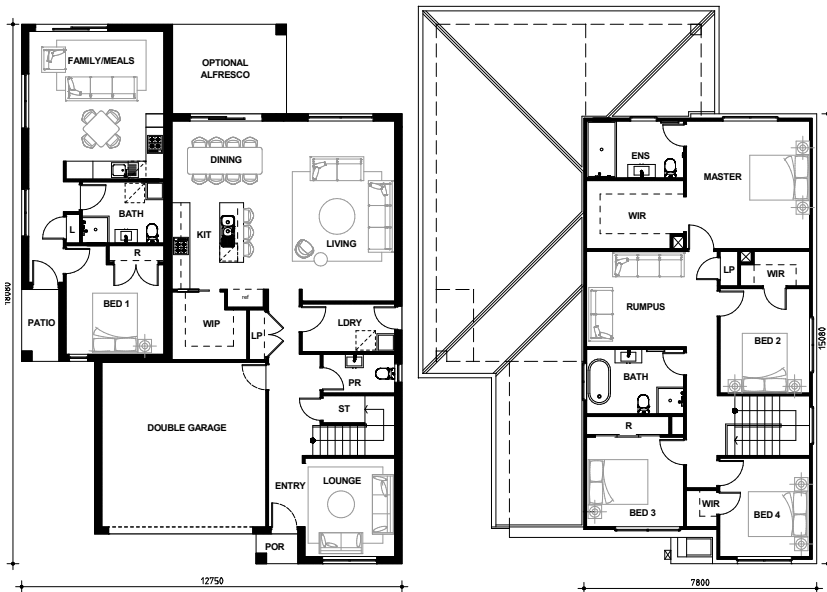
LAND PRICE \$719,500
HOUSE PRICE \$663,236

PACKAGE INCLUSIONS

- ✓ Riverton façade with tiled roof
- ✓ Upstyle Promotion included FREE
- ✓ Ducted Actron air conditioning to house
- ✓ Split System air conditioning to granny flat
- ✓ 20mm Engineered stone to kitchen and vanities
- ✓ 900mm Westinghouse cooktop and oven to house
- ✓ 2590mm ceiling height ground floor
- ✓ Tiled alfresco to house
- ✓ 20 LED downlights
- ✓ Chainless vertical blinds and flyscreens to windows
- ✓ Tiles to living areas & carpets to bedrooms
- ✓ 'Coloured On' concrete driveway
- ✓ Fixed site costs included
- ✓ 7 Star Basix Rating
- ✓ Expected land registration July/August 2025

NB: Section 711 Council fee not included

NB: Excludes fencing and landscaping. T&CA Upstyle Promotion

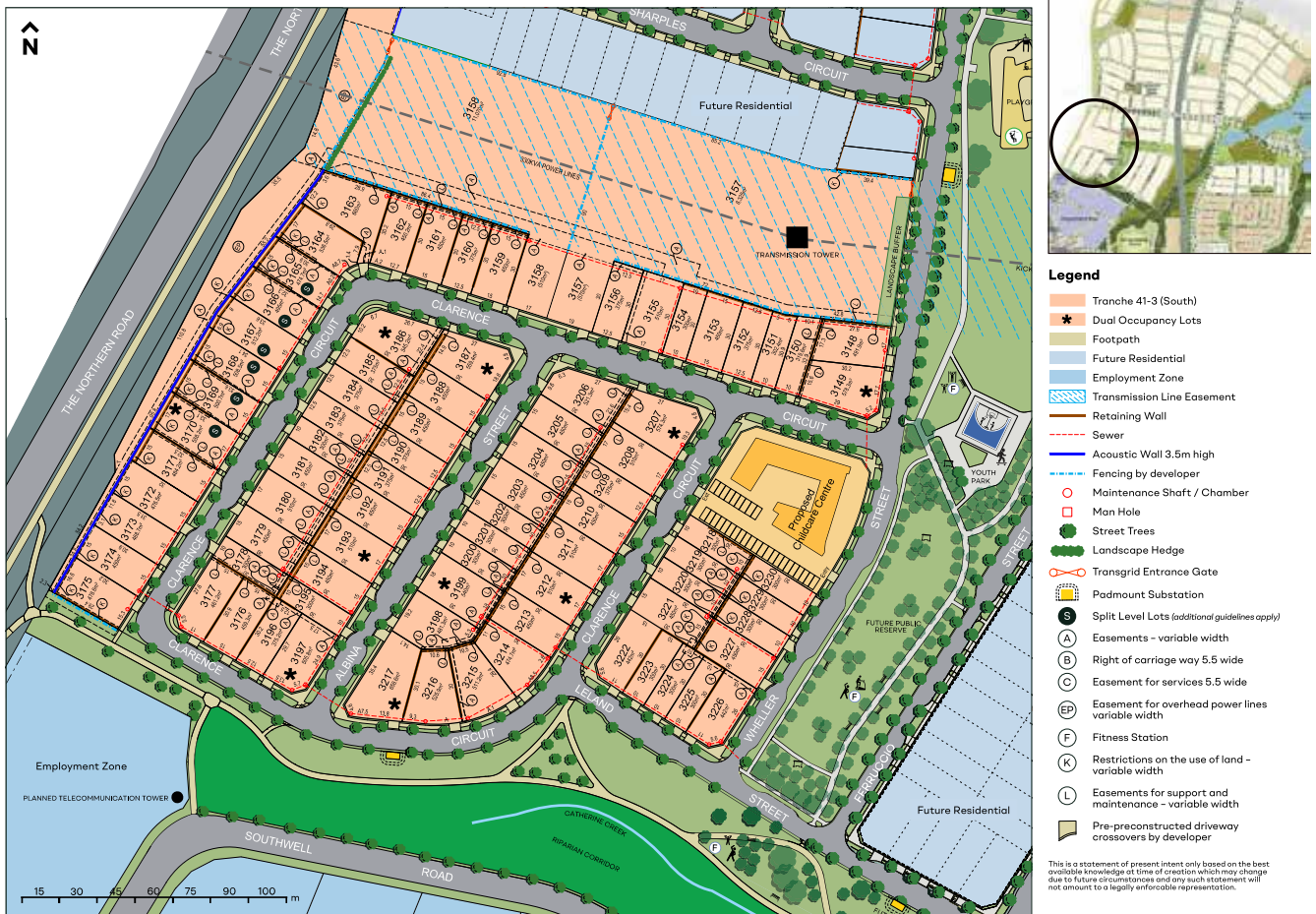


Riverton 33 Home Design

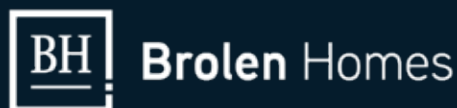
Build with Trusted Confidence



floor areas	(sqm)
ground	95
garage	33.1
porch	1.4
first	113.7
optional alfresco	11.4
secondary dwelling	52.6
patio	3.0
total	310.2
room sizes	(mm)
garage	5500x5520
master	4130x4280
bed 2	3000x3500
bed 3	3250x3000
bed 4	3010x3000
rumpus	4380x3200
kitchen	2400x2900
living	4470x6040
dining	3000x2740
lounge	3010x3000
optional alfresco	3820x3000
bed 1 secondary dwelling	3280x3000
family secondary dwelling	4530x4950



Display Homes
122 Olive Hill Drive, Cobbitty
19 Webber Loop, Oran Park
6 Anson Street, Schofields
Open hours visit website



Stephen 0477 002 154
Robert 0477 008 070
sales@brolenhomes.com.au
www.brolenhomes.com.au

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.10.03.2025