



Brolen Homes

# HOUSE & LAND PACKAGE

Lot 3196 Clarence Circuit, Oran Park



Illustrative Purposes Only

LAND SIZE | 375m<sup>2</sup>

5 BEDS 2 LIVING 3 BATHS 2 CARS

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

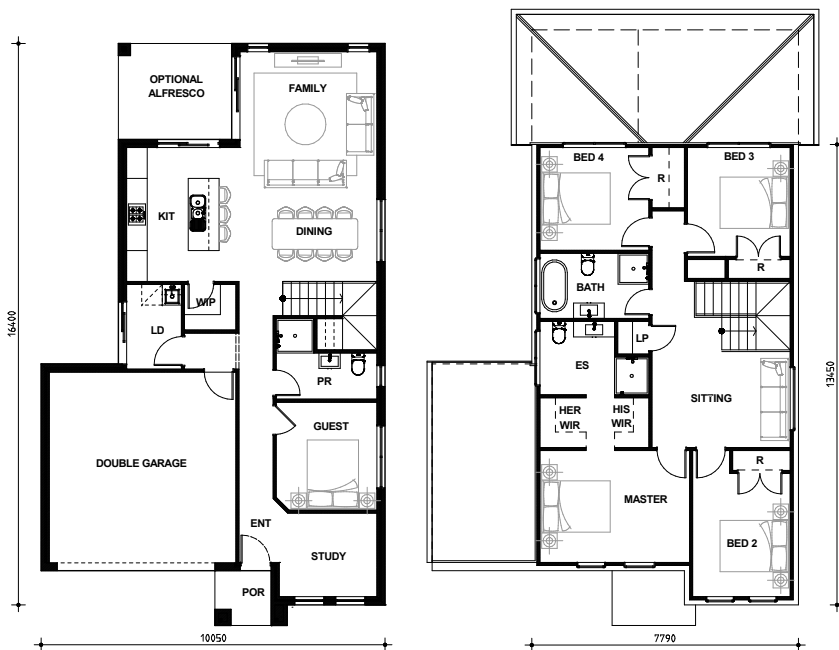
**\$1,213,580**

LAND PRICE \$655,500  
HOUSE PRICE \$558,080

### PACKAGE INCLUSIONS

- ✓ Richmond MK1 facade with tiled roof
- ✓ Upstyle Promotion included FREE
- ✓ Ducted Actron air conditioning
- ✓ 20mm Engineered stone to kitchen and vanities
- ✓ 900mm Westinghouse cooktop and oven
- ✓ 2590mm ceiling height ground floor
- ✓ Optional alfresco included
- ✓ Chainless vertical blinds and flyscreens to opening windows (exc. wet areas)
- ✓ Tiles to living areas & carpets to bedrooms
- ✓ 20 LED downlights
- ✓ 'Coloured On' concrete driveway
- ✓ Fixed site costs included
- ✓ 7 Star Basix Rating
- ✓ Expected land registration July/August 2025
- ✓ House Price fixed until December 2025

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



# Grange 26 Home Design

Build with Trusted Confidence



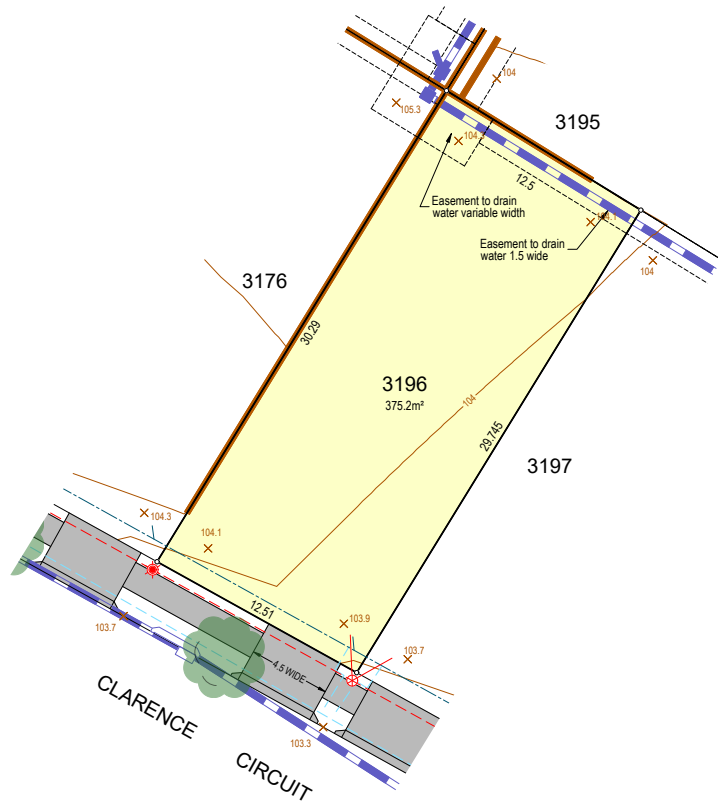
floor areas	(sqm)
ground	94.1
garage	33.4
porch	2.9
first	99.4
optional alfresco	9.3
<b>total</b>	<b>239.1</b>

room sizes	(mm)
garage	5450x5500
master	4370x3270
bed 2	2850x3600
bed 3	3000x3180
bed 4	3180x3000
sitting	4040x2850
kitchen	2700x3900
family	4000x3700
dining	4000x3000
study	2850x2440
guest	2940x3150
optional alfresco	3310x2800



COMMUNICATIONS DESIGN NOT AVAILABLE AT TIME OF PUBLICATION

Tranche 41, DA3  
Lot 3196



**LEGEND**

Drainage		Filled area	
Electrical		Denied access	
Communications		Retaining wall	
Water main		Easement	
Sewer line		Easement for transmission line	
Footpath		Contour	
		Surface level	

**Building And Design Information**

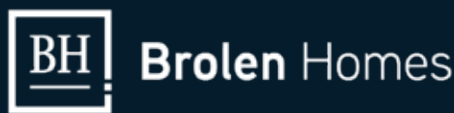
Lot Classification	•
Acoustic	•
Salinity	•
Aggressivity	•
BAL Rating	•
DESIGN	AS BUILT
Fill	✓
Contour	✓

\* Information not available at time of publication  
NOTE: SERVICES AND RESTRICTIONS SHOWN ON THIS LEGEND MAY NOT BE APPLICABLE TO THIS LOT  
DRAWING REFERENCE: C0007743DA3-LOT 3196  
DATE: 21 December 2023

It is acknowledged that the dimensions and areas, as well as location of services and the existence and width of easements are subject to change in accordance with the requirements of any relevant Authority. The particulars of this brochure are supplied for information only representing the facts at the time of publication and may change. The particulars shall not be taken as a representation in any respect on the part of the Vendor or its Agent. Authorities should be consulted in relation to any limitations or requirements as building restrictions may apply.



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