



Brolen Homes

HOUSE & LAND PACKAGE

Lot 3196 Clarence Circuit, Oran Park



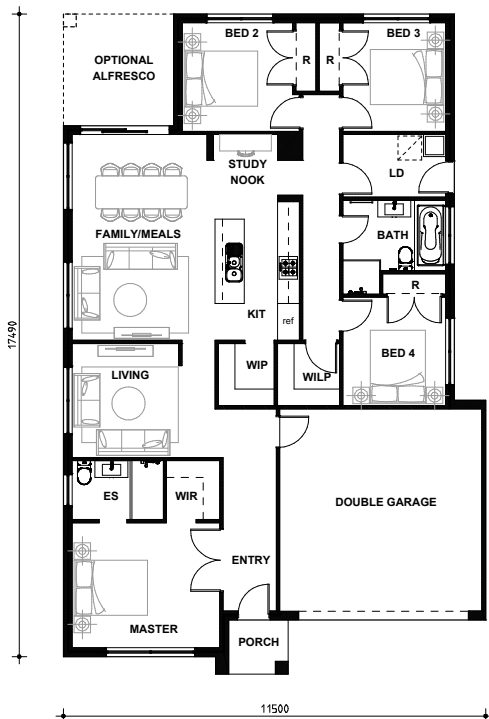
Illustrative Purposes Only

LAND SIZE | 375m²



UPSTYLE
PROMOTION

VALUED UP TO \$45K*



\$1,076,660

LAND PRICE \$655,500
HOUSE PRICE \$421,160

PACKAGE INCLUSIONS

- ✓ Richmond facade
- ✓ 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
- ✓ '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

Harmony 20 Home Design

Build with Trusted Confidence

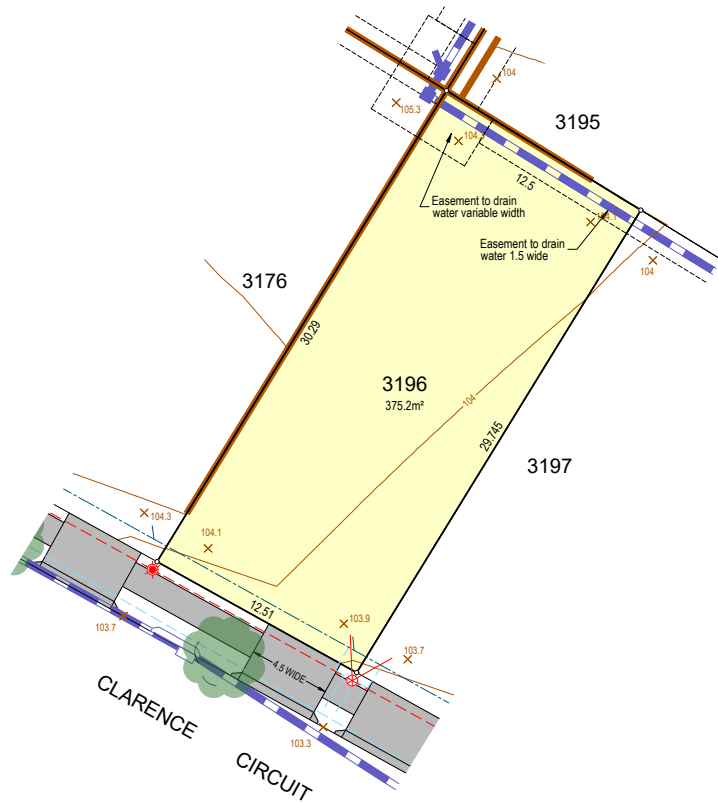


floor areas	(sqm)
ground	143.6
garage	32.4
porch	2.5
optional alfresco	9.1
total	187.6
room sizes	(mm)
garage	5500x5500
master	4000x3400
bed 2	3000x2950
bed 3	2800x2950
bed 4	2800x2950
kitchen	2300x3770
family/meals	3650x5600
study nook	1740x1650
living	2900x3100
optional alfresco	3000x3040



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

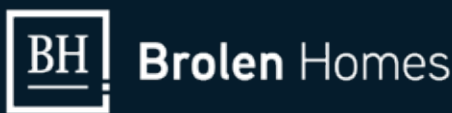
Lot Classification	•
Acoustic	•
Salinity	•
Aggressivity	•
BAL Rating	•
DESIGN	AS BUILT
Fill	✓
Contour	✓

* 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.



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