



Brolen Homes

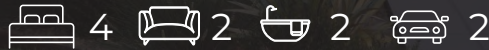
# HOUSE & LAND BERRY LANE

Lot 322 Proposed Road, Berry



Illustrative Purposes Only

LAND SIZE | 370m<sup>2</sup>



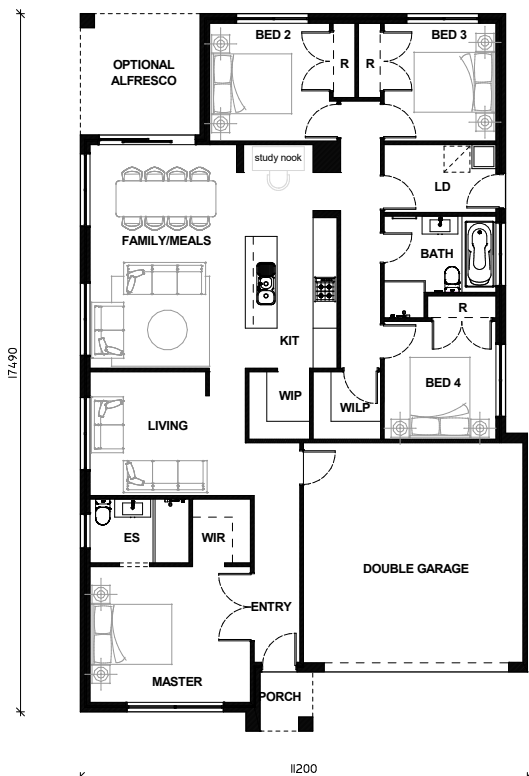
**UPSTYLE**  
PROMOTION

VALUED UP TO \$45K\*

**\$1,214,120**

## PACKAGE INCLUSIONS

- Putney 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 May 2027
- NB: T&C's apply



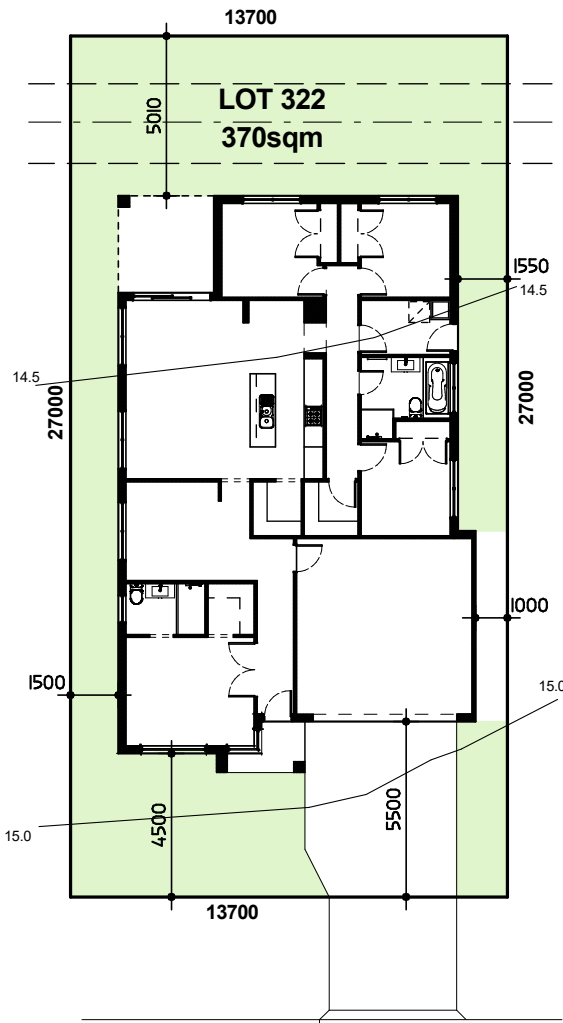
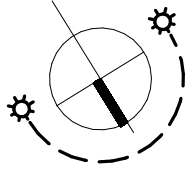
# Harmony 20 Mod Home Design

Build with Trusted Confidence



| floor areas       | (sqm)        |
|-------------------|--------------|
| ground            | 143.6        |
| garage            | 32.4         |
| porch             | 2.5          |
| optional alfresco | 9            |
| <b>total</b>      | <b>187.5</b> |

| room sizes        | (mm)      |
|-------------------|-----------|
| garage            | 5500x5510 |
| master            | 3450x3400 |
| bed 2             | 3000x2950 |
| bed 3             | 2800x2950 |
| bed 4             | 2800x2950 |
| kitchen           | 2300x3800 |
| family/meals      | 3650x5600 |
| living            | 3900x3100 |
| optional alfresco | 3000x3040 |



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



Illustrative Purposes Only



Scan to explore  
 Upstyle Promo  
 Inclusions



**Display Homes**  
 24 Saintly Street  
 Menangle Park

**35 Allambie Circuit**  
**Homeworld, Oran Park**  
 Open hours visit website



**Brolen Homes**

Stephen 0477 002 154  
 Robert 0477 008 070

sales@brolenhomes.com.au

www.brolenhomes.com.au