



Brolen Homes

# HOUSE & LAND BERRY LANE

Lot 323 Proposed Road, Berry

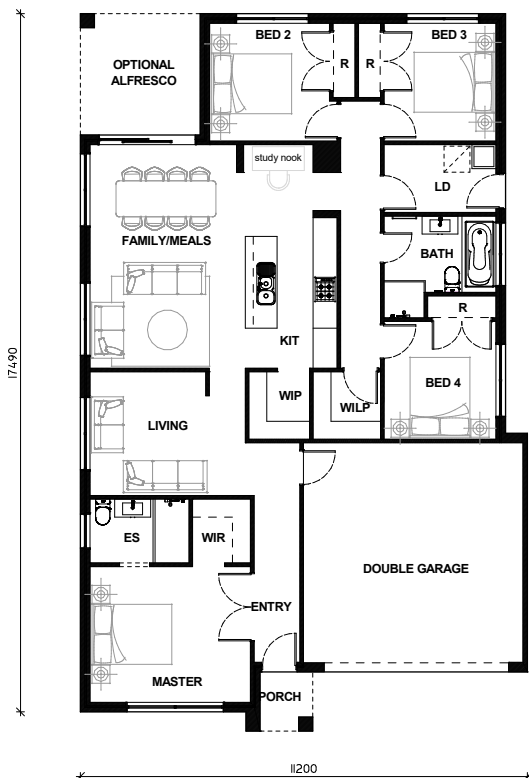


Illustrative Purposes Only

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



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



**\$1,202,120**

### PACKAGE INCLUSIONS

- Hamptons 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 Aug/Sep 26
- NB: T&C's apply

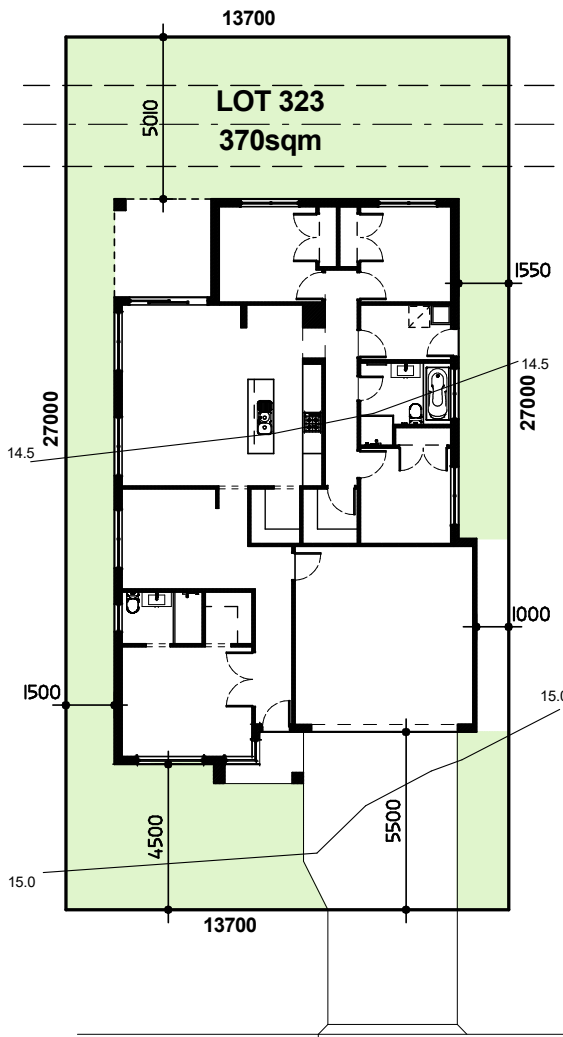
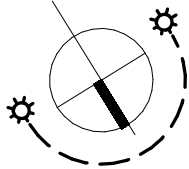
# Harmony 20 Mod Home Design

Build with Trusted Confidence

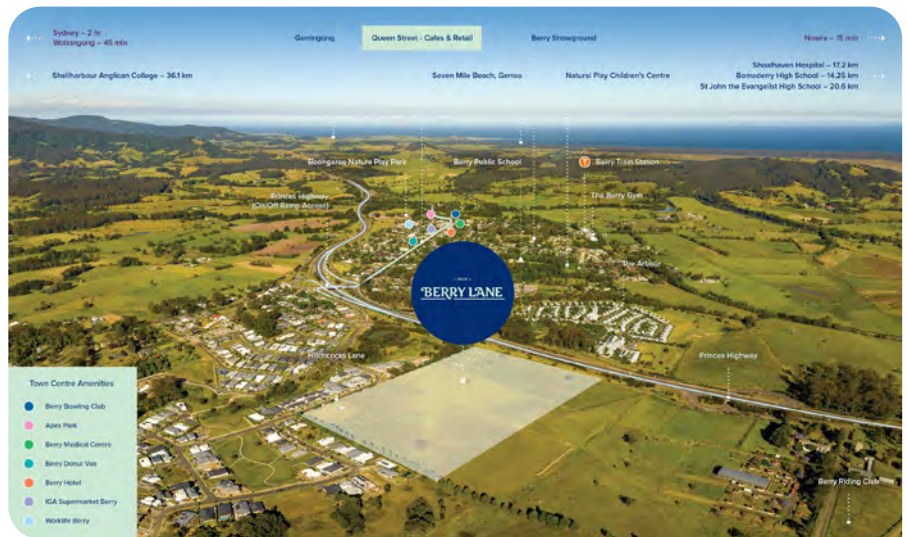


floor areas	(sqm)
ground	143.6
garage	32.4
porch	2.5
optional alfresco	9
<b>total</b>	<b>187.5</b>

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**



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**



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