



Brolen Homes

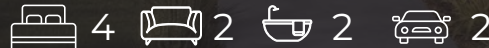
HOUSE & LAND BERRY LANE

Lot 323 Proposed Road, Berry



Illustrative Purposes Only

LAND SIZE | 370m²



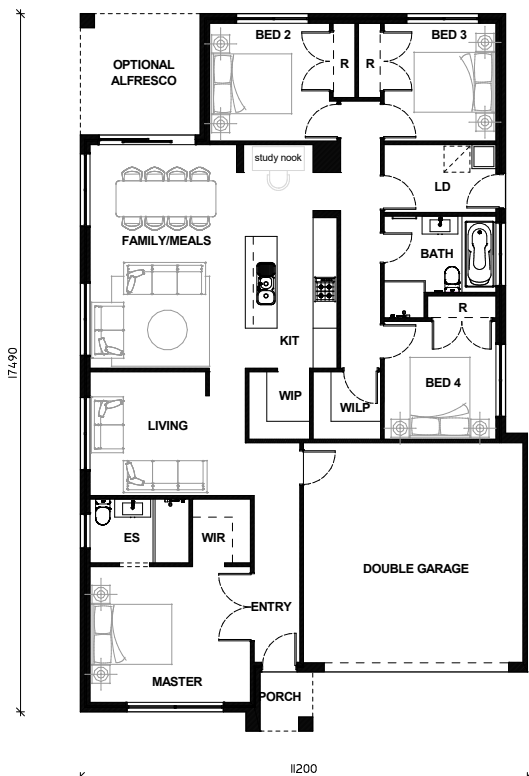
UPSTYLE
PROMOTION

VALUED UP TO \$45K*

\$1,239,120

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



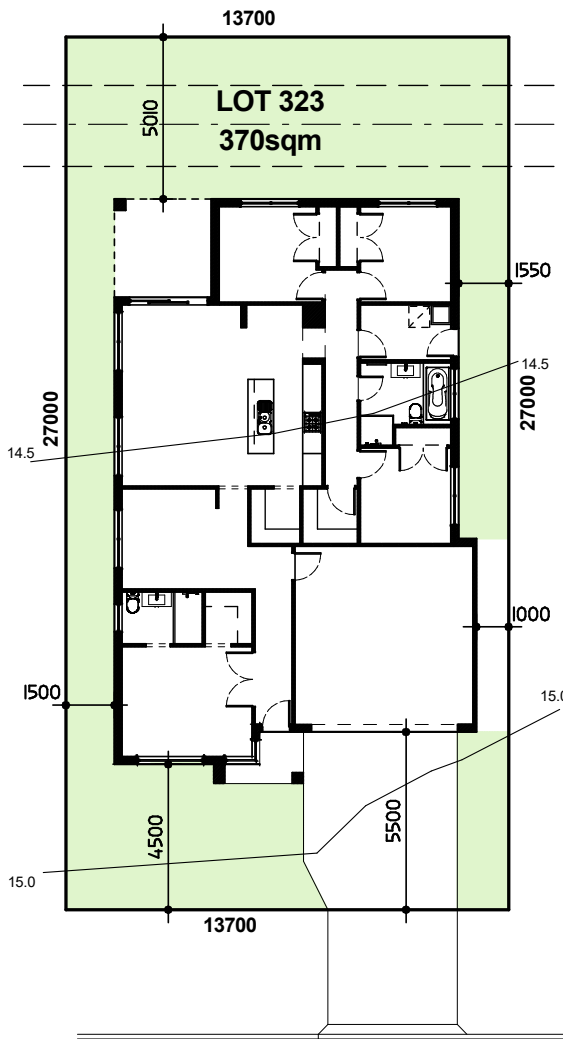
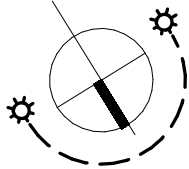
Harmony 20 Mod Home Design

Build with Trusted Confidence



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

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



Brolen Homes



(02) 8776 8000



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 & 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, 20.03.2026