



Brolen Homes

# HOUSE & LAND BERRY LANE

Lot 326 Proposed Road, Berry



Illustrative Purposes Only

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



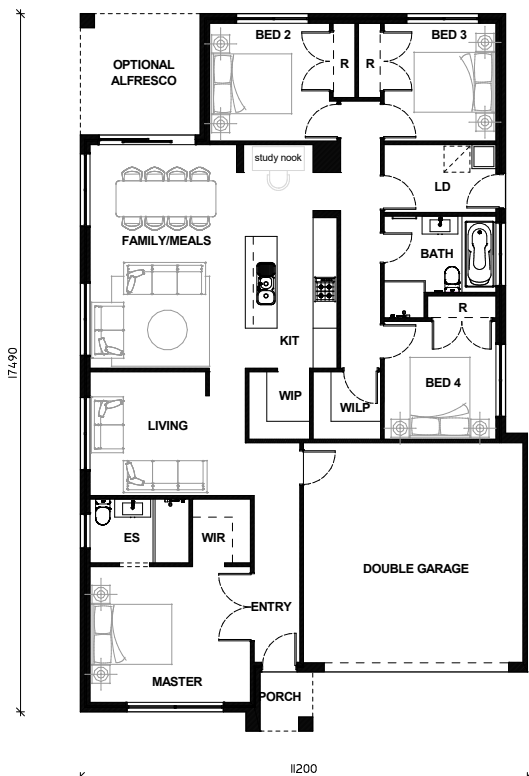
**UPSTYLE**  
PROMOTION

VALUED UP TO \$45K\*

**\$1,217,120**

## 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



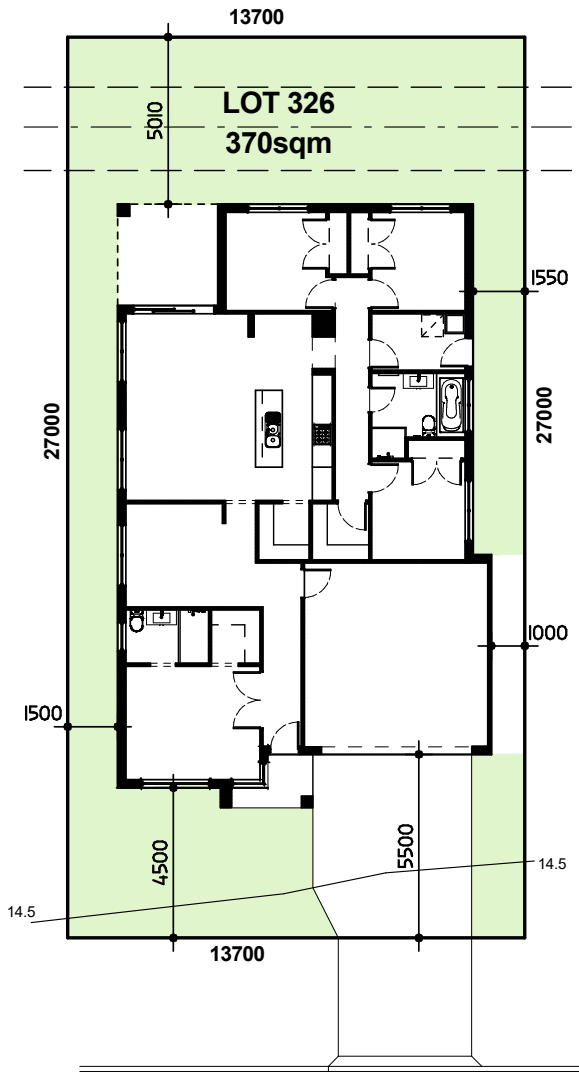
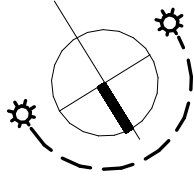
# Harmony 20 Mod Home Design

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**



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**



(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.17.04.2026