



Brolen Homes

HOUSE & LAND PACKAGE

Lot 42 Catalana Street, Spring Farm



Illustrative Purposes Only

LAND SIZE | 300m²

5 2 3 2

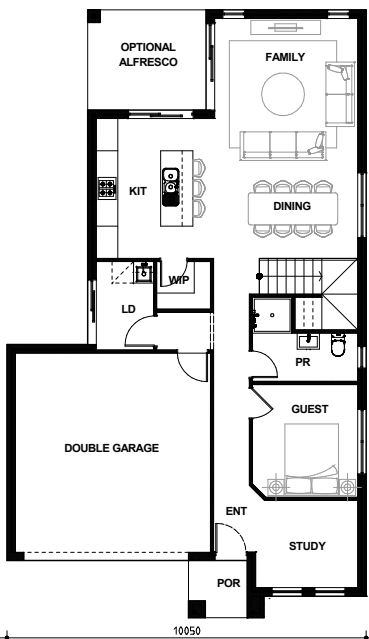
UPSTYLE PROMOTION
VALUED UP TO \$45K*

\$1,145,680

LAND PRICE \$605,000
HOUSE PRICE \$540,680

PACKAGE INCLUSIONS

- Classic facade
- Upstyle Promotion included for free
- Ducted Actron air conditioning
- 20mm Engineered stone to kitchen benchtops
- 2590mm ceiling height to ground floor
- 900mm Westinghouse cooktop and oven
- 30 x LED downlights
- Tiles to living areas
- Carpets to bedrooms
- Tiled alfresco included
- Chainless vertical blinds & flyscreens to windows (exc. wet areas)
- 'Coloured On' concrete driveway
- Fixed site costs
- Fixed Price Guarantee until 1/2/2028
- 7 Star Basix rating included
- Expected land registration mid 2026
- NB: Excludes fencing and landscaping. *T&CA



GROUND FLOOR PLAN



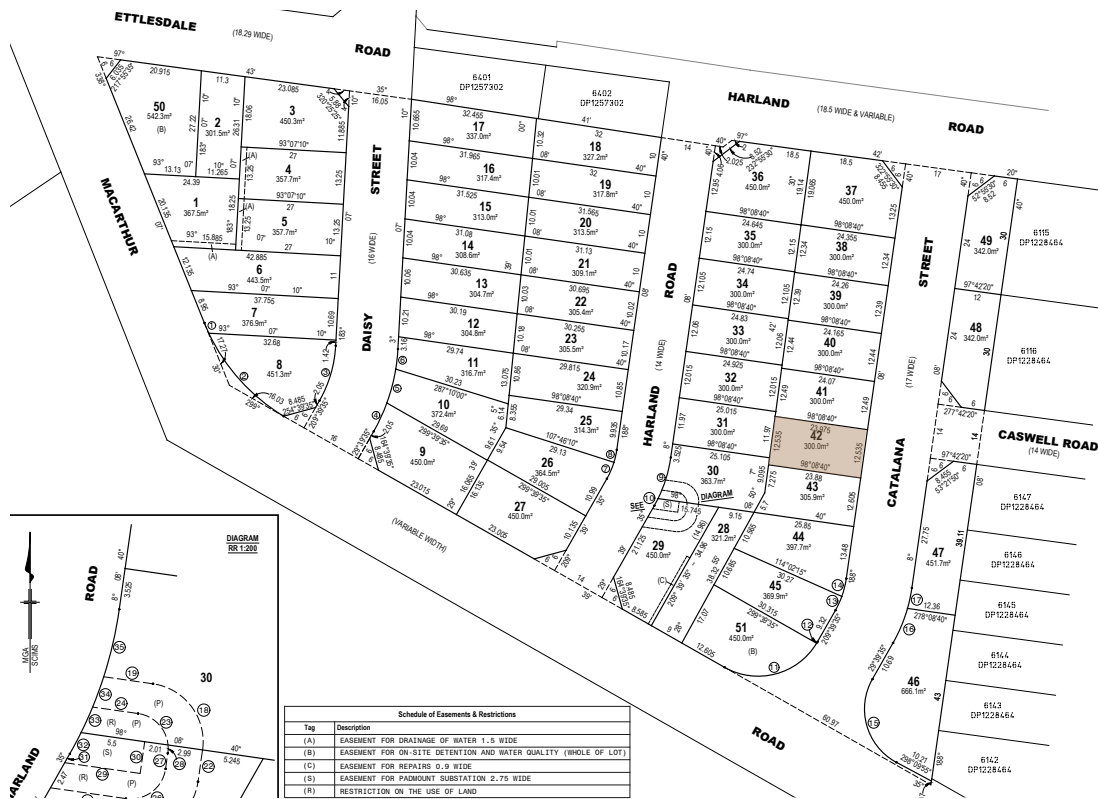
FIRST FLOOR PLAN

Grange 26 Home Design

Build with Trusted Confidence



floor areas	(sqm)
ground	94.1
garage	33.4
porch	2.9
first	99.4
optional alfresco	9.3
total	239.1
room sizes	(mm)
garage	5450x5500
master	4370x3270
bed 2	2850x3600
bed 3	3000x3180
bed 4	3180x3000
sitting	4040x2850
kitchen	2700x3900
family	4000x3700
dining	4000x3000
study	2850x2440
guest	2940x3150
optional alfresco	3310x2800



Scan to explore Upstyle Promo Inclusions

Display Homes
24 Saintly Street
Menangle Park

35 Allambie Circuit
Homeworld Oran Park



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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 and 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 24.04.2026