



Brolen Homes

HOUSE & LAND PACKAGE

Lot 5069 Proposed Road, Cobbitty



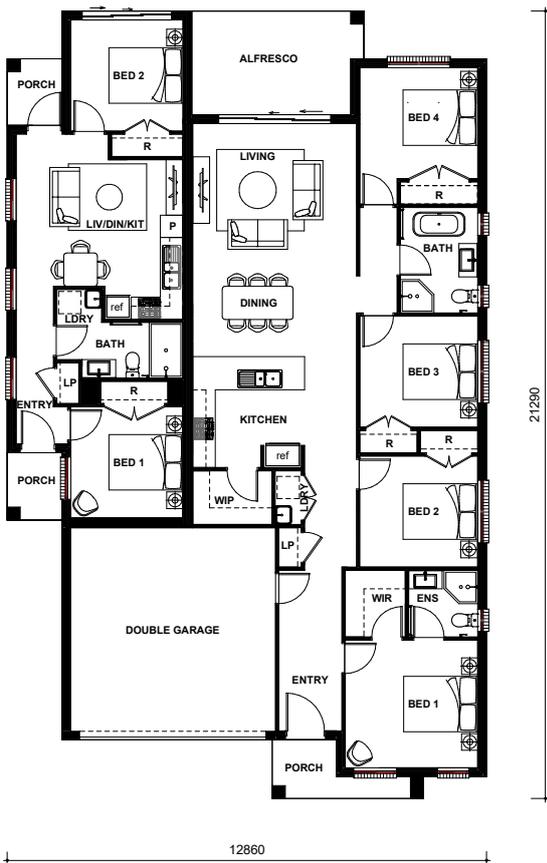
Illustrative Purposes Only

LAND SIZE | 457m²

6 2 3 2

UPSTYLE
PROMOTION

VALUED UP TO \$45K*



\$1,358,990

LAND PRICE \$819,900

HOUSE PRICE \$539,090

PACKAGE INCLUSIONS

- Modern Classic facade
- Upstyle Promotion included for free
- Ducted Actron air conditioning main house
- Split System air conditioner to granny flat
- 20mm Engineered stone to kitchen benchtops
- 2590mm ceiling height to ground floor
- 900mm Westinghouse cooktop and oven to main house
- 30 x LED downlights
- Tiles to living areas and carpets to bedrooms
- Tiled alfresco included to main house
- Chainless vertical blinds & flyscreens to windows (exc. wet areas).
- 'Coloured On' concrete driveway
- Fixed site costs
- 7 Star Basix rating included
- NB: Excludes fencing and landscaping
- Expected land rego mid 2026. *T&Cs Apply

Hastings 26 Home Design

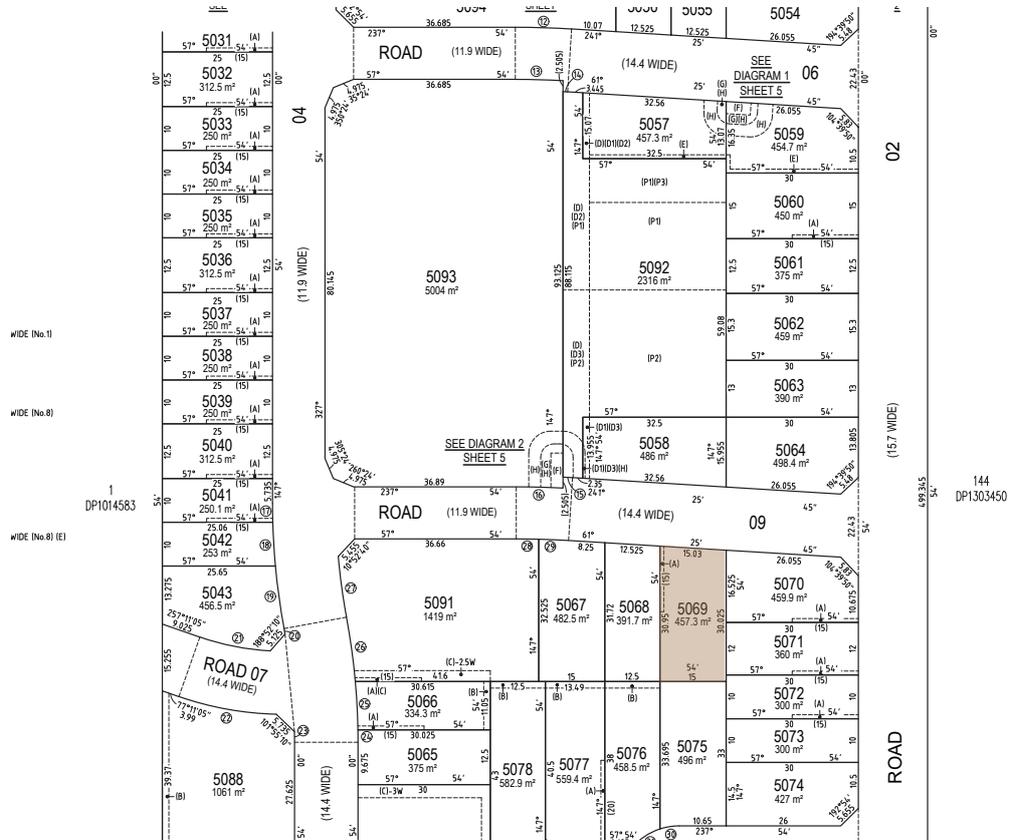
Build with Trusted Confidence



floor areas	(sqm)
main dwelling	131.54
garage	33.31
porch	4.12
alfresco	12.41
secondary dwelling	59.93
porch front	2.68
porch rear	2.65
total	246.64

room sizes (main dwelling)	(mm)
garage	5500 x 5500
bed 1	3550 x 3450
bed 2	3160 x 3000
bed 3	3160 x 3000
bed 4	3160 x 3000
bed 4	4390 x 3000
kitchen	4390 x 2900
dining	4390 x 3400
living	4390 x 3400
alfresco	4620 x 2800

room sizes (secondary dwelling)	(mm)
bed 1	3000 x 3000
bed 2	3000 x 3000
liv/din/kit	4470 x 4110



Scan to explore Upstyle Promo Inclusions

Display Homes
24 Sainly 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 30.03.2026