

Lot 5099: Alpine 23 House with attached granny flat



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FEATURES INCLUDE:

- Modern Inclusions
- Upstyle Promotion Included to main house
- Upgraded Richmond facade
- Ducted Actron air conditioning to main house, split system to granny flat
- 20mm Engineered stone Benchtops to Kitchen
- 900mm Westinghouse cooktop and oven to main house and 600mm to granny flat
- Alfresco included to main house
- Alarm System + 20 Downlights
- 7 Star Basix Included
- Selection of Floor tiles or Natural Timber look Laminated Flooring to Entry, Kitchen, Porch, Family, Dining and Alfresco
- Quality Carpet to Media and Bedrooms
- Vertical blinds to windows
- Flyscreens to opening windows & sliding doors
- 18 Month Fixed Price Guarantee
- NB: Excludes fencing, landscaping & S711 Contributions
- T&Ca Upstyle Promotion
- Land Price \$1,000,000
- House Price \$498,960

LOT SIZE	450 M ²
HOUSE SIZE	209.8 M ²
PACKAGE PRICE	\$1,498,960



Brolen Homes

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Home with attached granny flat



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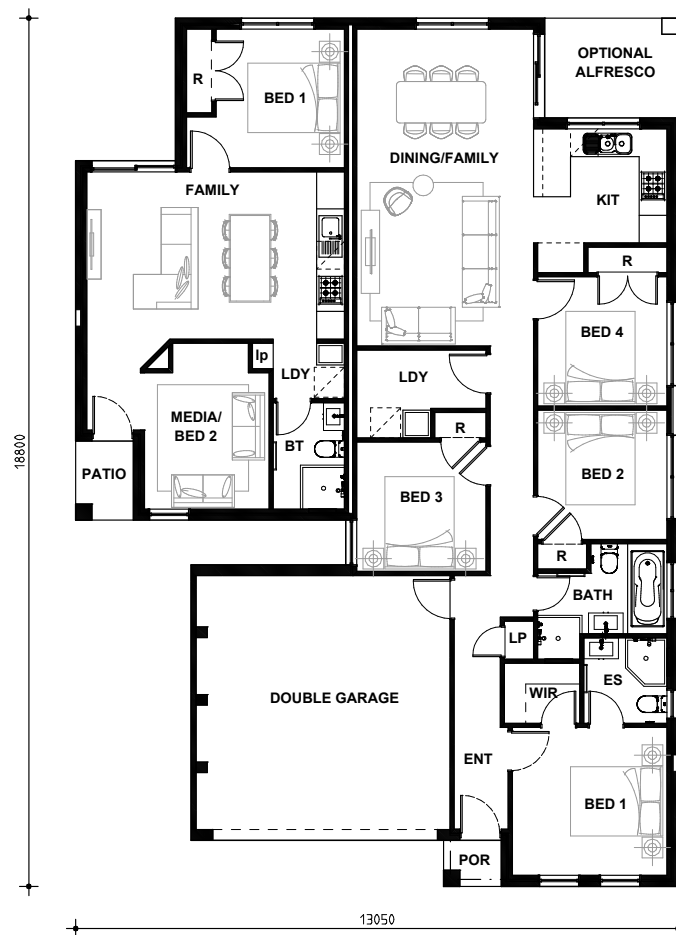


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floor areas	(sqm)
main dwelling	111.5
garage	32.8
porch	1.3
optional alfresco	6.3
secondary dwelling	55.8
patio	2.1
total	209.8
room sizes (main dwelling)	(mm)
garage	5500x5500
master	3310x3200
bed 2	2800x2800
bed 3	2800x2800
bed 4	2800x2800
kitchen	2300x2500
family/dining	3830x6860
optional alfresco	2890x2160
room sizes (secondary dwelling)	(mm)
bed 1	2800x3000
family	5580x3570
media/bed 2	2700x2950



GROUND FLOOR

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.23.07.2025

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