



**Brolen Homes**

# HOUSE & LAND PACKAGE

*Lot 553 Proposed Road, Gledswood Hills*

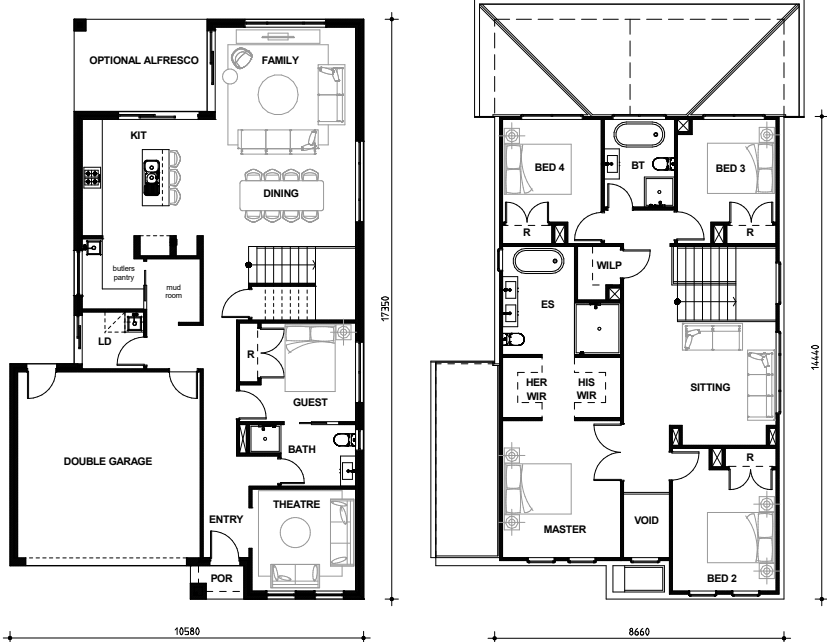


Illustrative Purposes Only

**LAND SIZE | 386m<sup>2</sup>**

5 3 3 2

**UPSTYLE PROMOTION**  
VALUED UP TO \$45K\*



**\$1,454,330**

LAND PRICE \$864,000  
HOUSE PRICE \$590,330

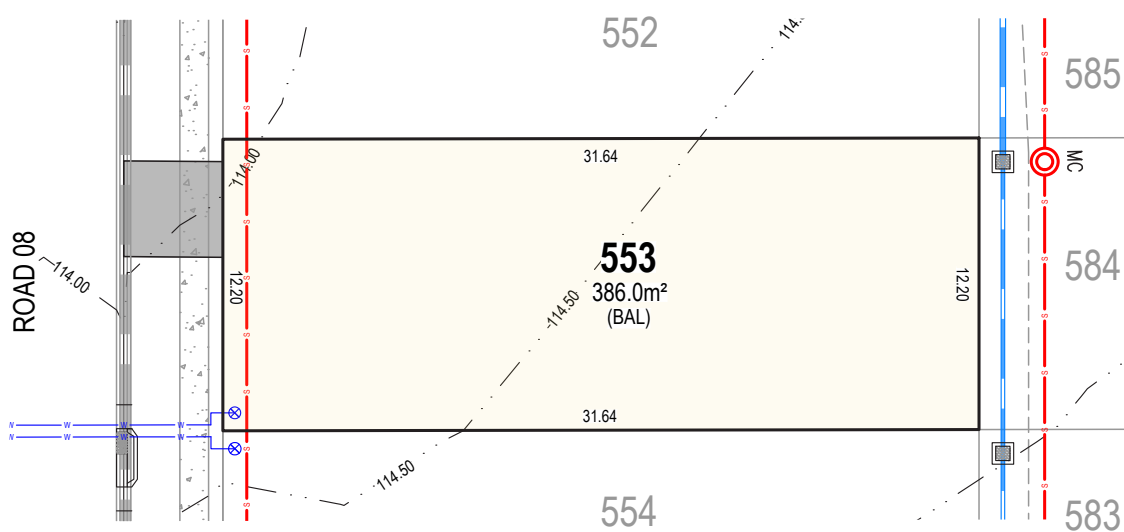
### PACKAGE INCLUSIONS

- Classic facade
- Upstyle Promotion included for Free
- 2590mm ceilings to ground floor
- Ducted Actron air conditioning
- Designer Caesarstone to kitchen and vanities
- Designer tapware to kitchen and bathrooms
- Soft close kitchen cupboards
- 900mm Westinghouse cooktop and oven
- Flyscreens to windows
- Alfresco included
- Tiles to porch, entry, theatre, kitchen, family, dining, and optional alfresco
- Carpets to guest, bedrooms and sitting
- 'Coloured On' concrete driveway
- Fixed site costs + 7 Star Basix rating included
- Expected land rego Q3/26
- NB: Excludes fencing, landscaping, lightfittings and window coverings



# THE RANGES

GLEDSDOOD HILLS



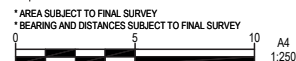
| floor areas       | (sqm)        |
|-------------------|--------------|
| ground            | 112.2        |
| garage            | 33.5         |
| porch             | 1.8          |
| first             | 119.2        |
| optional alfresco | 11           |
| <b>total</b>      | <b>277.7</b> |

| room sizes        | (mm)      |
|-------------------|-----------|
| garage            | 5450x5570 |
| master            | 3530x4100 |
| bed 2             | 3100x3600 |
| bed 3             | 2950x3070 |
| bed 4             | 2950x3070 |
| sitting           | 4560x3750 |
| kitchen           | 2600x3480 |
| family            | 4200x3560 |
| dining            | 5480x3000 |
| theatre           | 3100x3050 |
| guest             | 2830x2950 |
| optional alfresco | 3980x2760 |

### LEGEND

- 101 PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORMWATER AND PITS
- PROPOSED EASEMENTS
- (A) EASEMENT FOR DRAINAGE (2.00m WIDE)
- (R) RETAINING WALL RESTRICTION & POSITIVE COVENANT (0.90m WIDE)
- (BAL) BUSHFIRE ATTACK LEVEL - 12.5



NOTE:  
ALL CONTOURS HAVE INTERVAL OF 0.5m (CONTOURS ARE APPROXIMATE ONLY)

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**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