



**Brolen Homes**

*Lot 7032 Proposed Road, Orchard Hills North*

# HOUSE & LAND PACKAGE



Illustrative Purposes Only

**LAND SIZE | 375m<sup>2</sup>**

5 3 3 2

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

**\$1,583,160**

LAND PRICE \$933,000

HOUSE PRICE \$650,160

### PACKAGE INCLUSIONS

- Richmond Balcony 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
- Dishwasher + microwave with trim kit
- 30 x LED downlights
- Tiles to living areas
- Carpets to bedrooms
- Tiled alfresco included
- Flyscreens to windows (exc. wet areas).
- 'Coloured On' concrete driveway
- Fixed site costs
- 7 Star Basix rating included
- Expected land registration Sep 27
- NB: Excludes fencing and landscaping
- \*T&Cs Apply



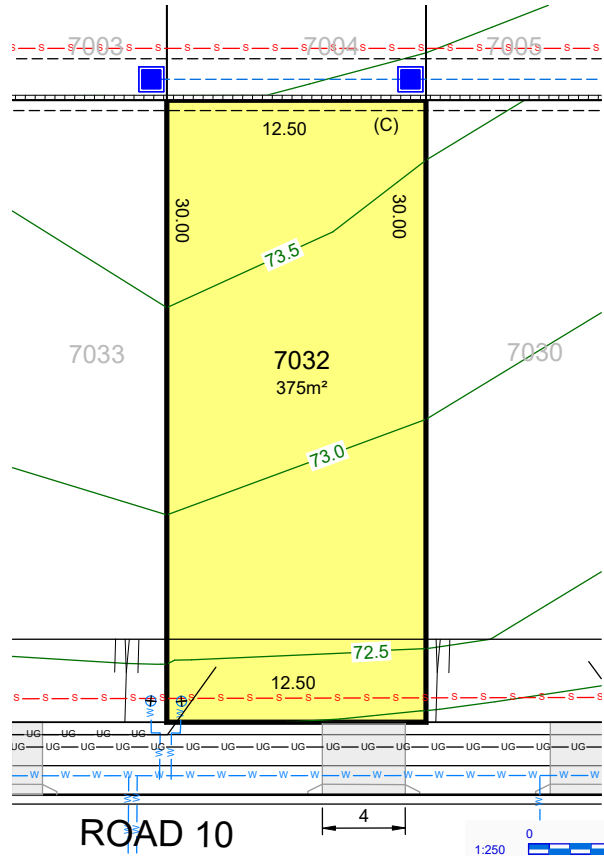
# Grange 33Mk2 Home Design

Build with Trusted Confidence



## LOT PLAN

| floor areas       | (sqm)        |
|-------------------|--------------|
| ground            | 125.1        |
| garage            | 33.5         |
| porch             | 1.8          |
| first             | 131.6        |
| optional alfresco | 12.2         |
| <b>total</b>      | <b>304.2</b> |
| room sizes        | (mm)         |
| garage            | 5500x5570    |
| master            | 4620x4240    |
| bed 2             | 4050x3050    |
| bed 3             | 3000x3480    |
| bed 4             | 3000x4120    |
| sitting           | 4680x3850    |
| kitchen           | 2700x4210    |
| family            | 4680x4000    |
| dining            | 6060x3200    |
| theatre           | 3220x3100    |
| guest             | 2900x2900    |
| optional alfresco | 4080x3000    |



- (A) PROPOSED EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (C) PROPOSED EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (D) PROPOSED EASEMENT TO DRAIN WATER 2 WIDE
- (E) PROPOSED RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- (F) PROPOSED EASEMENT TO DRAIN WATER 3 WIDE
- (G) PROPOSED EASEMENT TO DRAIN WATER (WHOLE OF LOT)

### LEGEND

- EASEMENT FOR DRAINAGE & SERVICES
- RETAINING WALL
- DRAINAGE LINE & PIT
- SEWER MAIN
- WATER MAIN
- FINISHED SURFACE LEVEL
- COMMUNICATIONS & ELECTRICITY
- BATTER (MAX. 1:4)
- SEWER MAINTENANCE CHAMBER, HOLE & TERMINAL MAINTENANCE SHAFT
- WATER HYDRANT, STOP VALVE, REDUCER & SCOUR
- Service Connection
- Street Light
- NBN
- 1:1 BATTER (0.4m MAX. HT.)
- DRIVEWAY LAYBACK
- SERVICE CONNECTION, STREET LIGHT & NBN



Scan to explore Upstyle Promo Inclusions

**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

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 29.04.2026