



Brolen Homes

HOUSE & LAND PACKAGE

Lot 7113 Proposed Road, Cobbitty

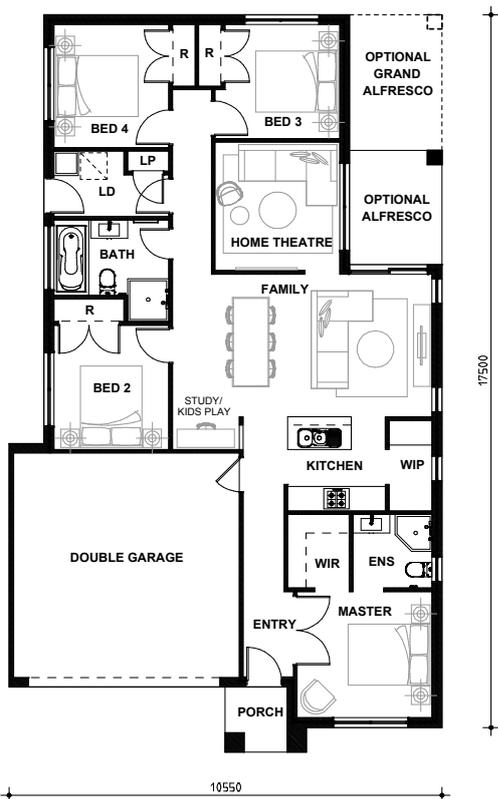


Illustrative Purposes Only

LAND SIZE | 356.4m²

4 beds 2 sofas 2 bathrooms 2 cars

UPSTYLE
PROMOTION
VALUED UP TO \$45K*



\$1,134,960

LAND PRICE \$744,900
HOUSE PRICE \$390,060

PACKAGE INCLUSIONS

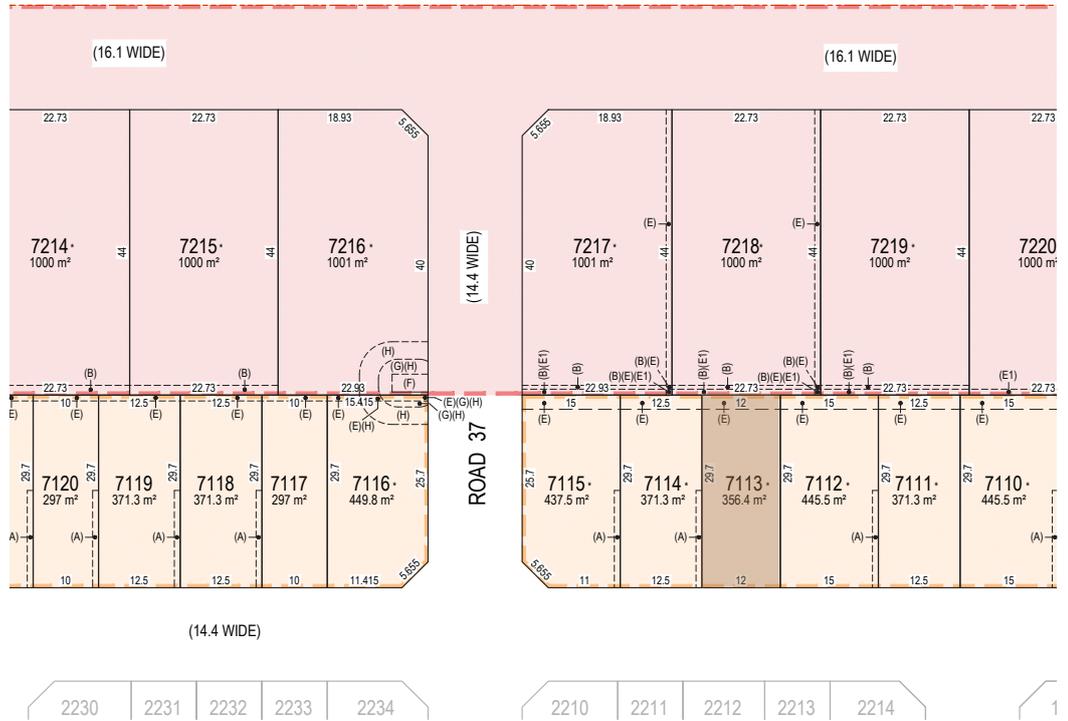
- Hamptons facade
- Upstyle Promotion included FREE
- Ducted Actron air conditioning
- 20mm Engineered stone to kitchen benchtops
- 900mm Westinghouse cooktop and oven
- 30 x LED downlights
- 2590mm ceiling height ground floor
- Tiled alfresco included
- Tiles to porch, entry, kitchen, family, hallway & optional alfresco
- Carpets to bedrooms & home theatre
- Chainless vertical blinds to windows & sliding doors (exc. wet areas)
- 'Coloured On' concrete driveway
- Fixed site costs
- 7 Star Basix Ratings included
- Land is due to be registered mid 2026
- NB: Excludes fencing and landscaping.
- *T&Ca Upstyle Promotion.

Camden 17 Home Design

Build with Trusted Confidence



floor areas	(sqm)
ground	122.7
garage	32.4
porch	2.7
optional alfresco	6.3
total	164.1
ground floor	(mm)
garage	5500x5510
master	3300x3100
bed 2	2800x3050
bed 3	2800x2800
bed 4	2800x3000
kitchen	2400x2300
family	6300x3500
home theatre	3040x3150
kids play/study	1630x800
optional alfresco	2250x2800
optional grand alfresco	2250x3330



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 02.03.2026