



Brolen Homes

HOUSE & LAND PACKAGE

Lot 7121 Emmett Avenue, Cobbitty



Illustrative Purposes Only

LAND SIZE | 371.3m²

5 3 3 2

UPSTYLE
PROMOTION

VALUED UP TO \$45K*

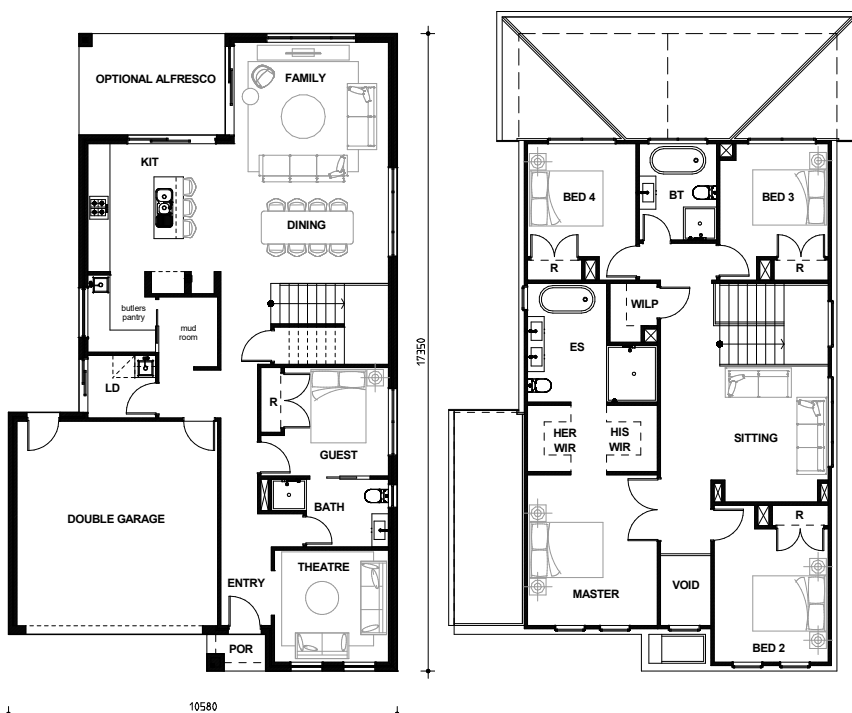
\$1,378,330

LAND PRICE \$774,900

HOUSE PRICE \$603,430

PACKAGE INCLUSIONS

- Hamptons facade
- Upstyle Promotion included FREE
- Ducted Actron air conditioning
- 20mm Engineered stone to kitchen benchtops
- 900mm Westinghouse cooktop and oven
- Dishwasher + microwave with trim kit
- 20 x LED downlights
- 2590mm ceiling height ground floor
- Tiled alfresco included
- Tiles to porch, entry, hallway, kitchen, family, dining & alfresco
- Carpets to theatre, guest, bedroom & upstairs
- Flyscreens
- 'Coloured On' concrete driveway
- Fixed site costs
- 7 Star Basix Ratings included
- Land is due to be registered Oct/Nov 2026
- NB: Excludes fencing and landscaping.
- *T&Ca Upstyle Promotion.

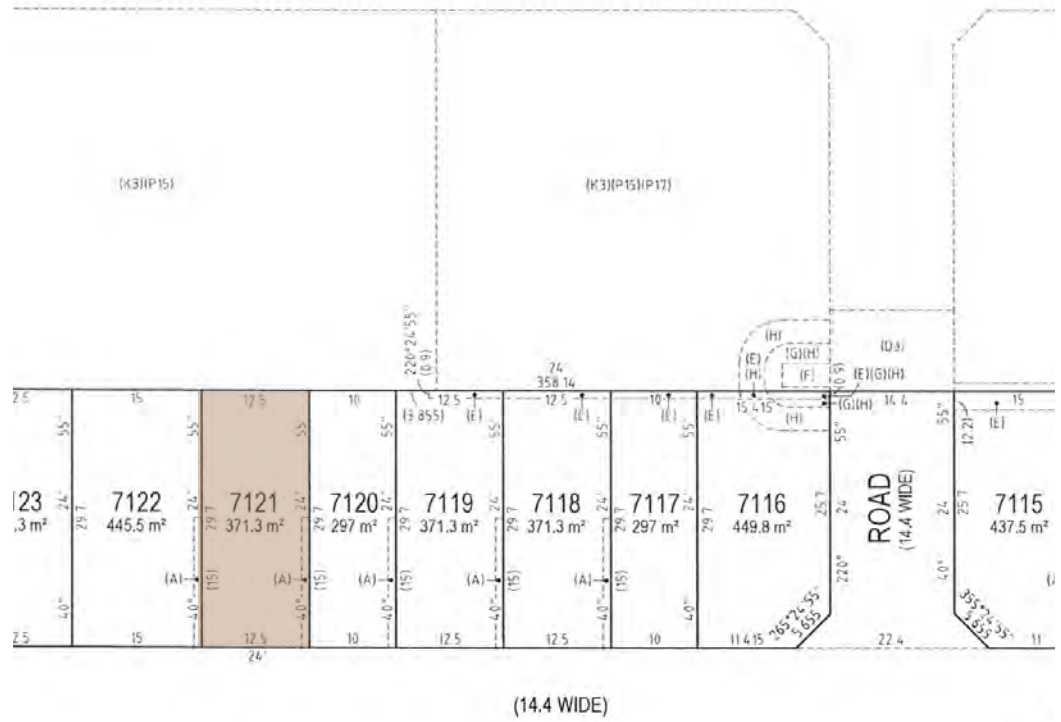


Grange 30 Home Design

Build with Trusted Confidence



floor areas	(sqm)
ground	112.2
garage	33.5
porch	1.8
first	119.2
optional alfresco	11
total	277.7
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



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 25.08.2026