



Brolen Homes

HOUSE & LAND PACKAGE

Lot 7503 Herd Street, Oran Park



Pause your loan
repayments for
up to 12 months on
build and land



Illustrative Purposes Only

LAND SIZE | 362m²

5 2 3 2

**UPSTYLE
PROMOTION**

VALUED UP TO \$45K*

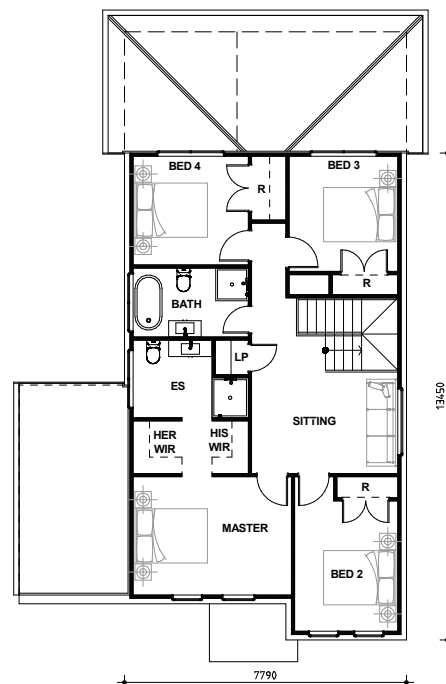
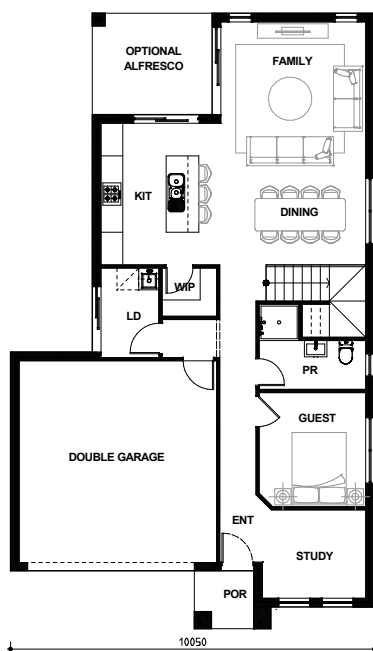
\$1,189,130

LAND PRICE \$648,500

HOUSE PRICE \$540,630

PACKAGE INCLUSIONS

- Hamptons MK1 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
- 30 x LED downlights
- Tiles to living areas
- Carpets to bedrooms
- Tiled optional alfresco included
- Chainless vertical blinds & flyscreens to windows (exc. wet areas).
- 'Coloured On' concrete driveway
- Fixed site costs
- 7 Star Basix rating included
- Expected land rego mid 2026
- NB: Excludes fencing and landscaping
- T&Cs Apply. Approved HomePay Customers only



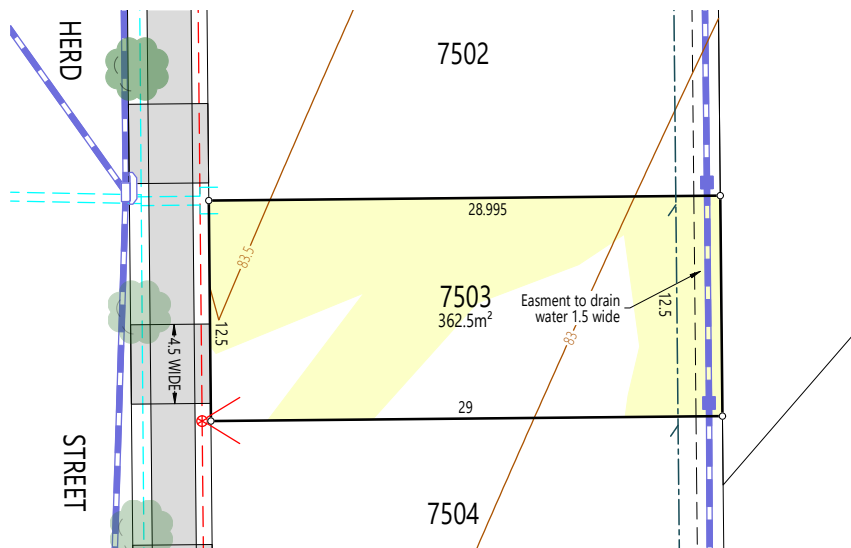
Grange 26 Home Design

Build with Trusted Confidence



Legend

- Tranche 27-5
- Footpath
- Future Residential
- Existing Residential
- Transmission Line Easement
- Retaining Wall
- Sewer
- Restricted Access
- Maintenance Shaft / Chamber
- Manhole
- Street Trees
- Substation and Building Restrictions
- Pre-constructed driveway
- Stormwater / Drainage



floor areas	(sqm)
ground	94.1
garage	33.4
porch	2.9
first	99.4
optional alfresco	9.3
total	239.1
room sizes	(mm)
garage	5450x5500
master	4370x3270
bed 2	2850x3600
bed 3	3000x3180
bed 4	3180x3000
living	4040x2850
kitchen	2700x3900
family	4000x3700
dining	4000x3000
study	2850x2440
guest	2940x3150
optional alfresco	3310x2800

DISCLAIMER: * Comparison based on borrowing capacity estimates conducted on 14 June 2025 by Australian Finance Hub Pty Ltd ACN 616979689 Credit Representative Number 496108, authorised under Australian Credit Licence Number 389328. This does not constitute financial advice. Estimation made under general circumstances and may not reflect personal circumstances. Contact Australian Finance Hub for more information.

^ Assumes a couple with combined income of \$250,000 p.a, 2 dependents, no existing debts, and standard living expenses. Compared against the lending criteria of major Australian banks using public borrowing calculators and internal models. Actual borrowing capacity will vary based on your financial situation, credit history, and lender policies. Figures are for illustrative purposes only and do not take into account your personal objectives, financial situation, or needs. This content is not legal or financial advice and should not be relied upon as such. Brolen Homes (ABN 46 167 001 210), Homepay (Aus) Pty Ltd (ABN 51 655 094 876) and Australian Finance Hub (ACN 616979689) recommend seeking independent professional advice before making any financial decisions.

Homepay loans are offered by Origin MMS, a division of Columbus Capital Pty Ltd (ABN 51 119 531 252, AFSL and ACL 337303). Full details available from Australian Finance Hub.

Display Homes
24 Saintly Street, Menangle Park

Open hours visit website



Stephen 0477 002 154
Robert 0477 008 070

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 & 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, 15.08.2025