



Brolen Homes

# HOUSE & LAND PACKAGE

Lot 8017 Wylie Loop, Oran Park



Illustrative Purposes Only

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

5 bedrooms 3 living areas 3 bathrooms 2 cars

**UPSTYLE**  
PROMOTION

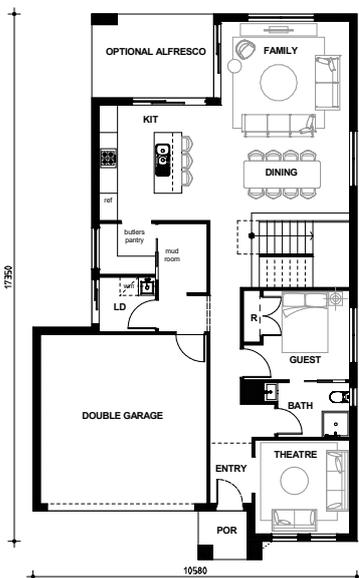
VALUED UP TO \$45K\*

**\$1,279,070**

LAND PRICE \$689,500  
HOUSE PRICE \$589,570

### PACKAGE INCLUSIONS

- ✓ Upstyle Promotion included FREE
- ✓ Ducted Actron air conditioning
- ✓ 20mm Engineered stone to kitchen and vanities
- ✓ 900mm Westinghouse cooktop and oven to house
- ✓ 2590mm ceiling height ground floor
- ✓ 30 LED downlights
- ✓ Chainless vertical blinds and flyscreens to windows
- ✓ Tiles to living areas
- ✓ Carpets to bedrooms
- ✓ Tiled alfresco
- ✓ 'Coloured On' concrete driveway
- ✓ Fixed site costs included
- ✓ 7 Star Basix Rating
- ✓ Expected land registration July/August 2025



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	2.8
first	119.2
optional alfresco	11
<b>total</b>	<b>278.7</b>

room sizes	(mm)
garage	5450x5570
master	3410x4100
bed 2	3220x3600
bed 3	3000x3070
bed 4	3000x3070
sitting	2960x3750
kitchen	2700x3800
family	4200x2760
dining	5480x3550
theatre	3100x3090
guest	2830x2950
optional alfresco	3980x2760



- Legend**
- Trenches 2B-2
  - ★ Dual Occupancy Lots
  - Footpath
  - Future Residential
  - Existing Residential
  - Transmission Line Easement
  - Retaining Wall
  - Sewer
  - Restricted Access
  - Fencing by Developer
  - Maintenance Shaft / Chamber
  - Manhole
  - Street Trees
  - Substation and Building Restrictions
  - Drainage Easement
  - Right of carriage way 5.5 wide
  - Easement for services 5.5 wide
  - Restrictions on the use of land - variable width
  - Easements for support and maintenance - variable width
  - Pre-constructed driveway in-situ by developer

This is a preliminary plan and should not 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. 04.04.2025

**Display Homes**  
122 Olive Hill Drive, Cobbitty  
19 Webber Loop, Oran Park  
6 Anson Street, Schofields  
Open hours visit website



Stephen 0477 002 154  
Robert 0477 008 070  
sales@brolenhomes.com.au  
www.brolenhomes.com.au