



**Brolen Homes**

# HOUSE & LAND PACKAGE

*Lot 8017 Wylie Loop, Oran Park*



Illustrative Purposes Only

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

5 3 3 2

**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

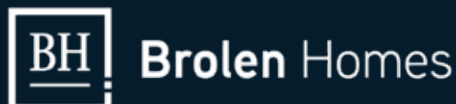


## Legend

- Trenches 20-2
- ★ Duck Discrepancy Note
- Footpath
- Future Residential
- Existing Residential
- Transmission Line Easement
- Retaining Wall
- Sewer
- Restricted Access
- Fencing by Developer
- Maintenance Sheds / Chamber
- Manhole
- Street Trees
- Substation and Building Restrictions
- Drainage Easement
- Right of 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 crossovers by developer

This is a reference of the site plan only based on the best available information at the time of preparation. It is not a guarantee of accuracy and should not be used for legal purposes. It is subject to a legally enforceable development.

**Display Homes**  
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