



Brolen Homes

HOUSE & LAND PACKAGE

Lot 8018 Wylie Loop, Oran Park



Illustrative Purposes Only

LAND SIZE | 375m²

5 2 3 2

UPSTYLE
PROMOTION

VALUED UP TO \$45K*

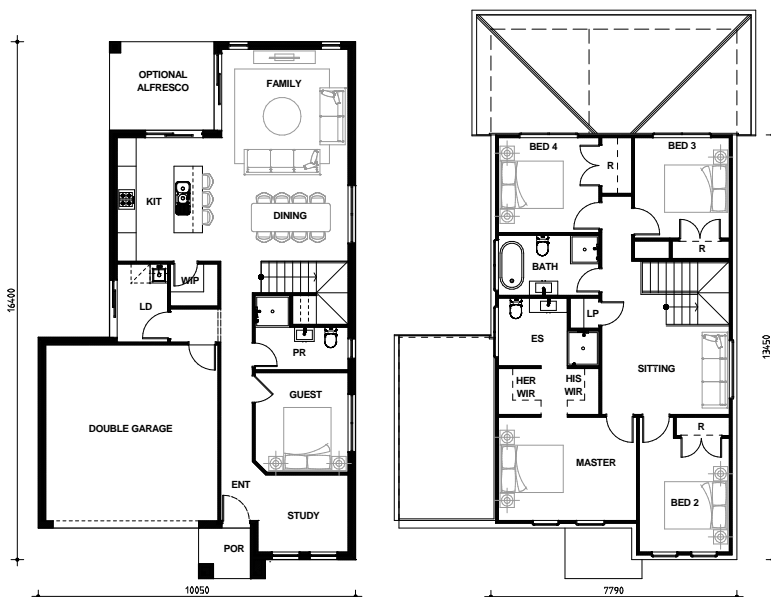
\$1,222,080

LAND PRICE \$689,500

HOUSE PRICE \$532,580

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 26 Home Design

Build with Trusted Confidence



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
sitting	4040x2850
kitchen	2700x3900
family	4000x3700
dining	4000x3000
study	2850x2440
guest	2940x3150
optional alfresco	3310x2800



- Legend**
- Tranche 28-2
 - Dual Occupancy Lots
 - Footpath
 - Future Residential
 - Existing Residential
 - Transmission Line Easement
 - Retaining Wall
 - Sewer
 - Restricted Access
 - Fencing by Developer
 - Maintenance Shaft / Chamber
 - Man Hole
 - 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 crossovers by developer

This is a statement of present intent only based on the best available knowledge at time of creation which may change due to future circumstances and any such statement will not amount to a legally enforceable representation.

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