



**Brolen Homes**

# HOUSE & LAND PACKAGE

*Lot 8036 Wylie Loop, Oran Park*



Illustrative Purposes Only

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



4



2



2



2

**UPSTYLE**  
PROMOTION

VALUED UP TO \$45K\*

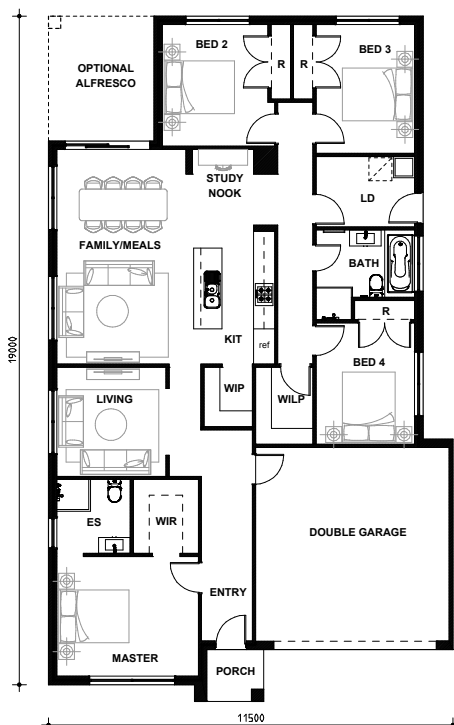
**\$1,108,020**

LAND PRICE \$689,500

HOUSE PRICE \$418,520

## 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
- ✓ 20 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

# Harmony 22Mk2 Home Design

Build with Trusted Confidence



floor areas	(sqm)
ground	158.2
garage	32.4
porch	2.5
optional alfresco	10.7
<b>total</b>	<b>203.8</b>
room sizes	(mm)
garage	5500x5510
master	4020x3400
bed 2	3000x3450
bed 3	2800x3650
bed 4	2800x3450
kitchen	2300x3800
family/meals	3850x6100
study nook	1740x2150
living	3100x3100
optional alfresco	3000x3550



## 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.

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