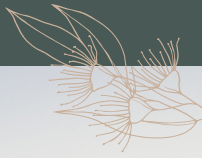


# COOLIBAH

## AUSTRAL



**Homepay**  
Build now, pay later

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



**COMPLETE PACKAGE** with all the extras! *No more to pay.*

# \$1,226,740

Homepay Package

5 3 2 2

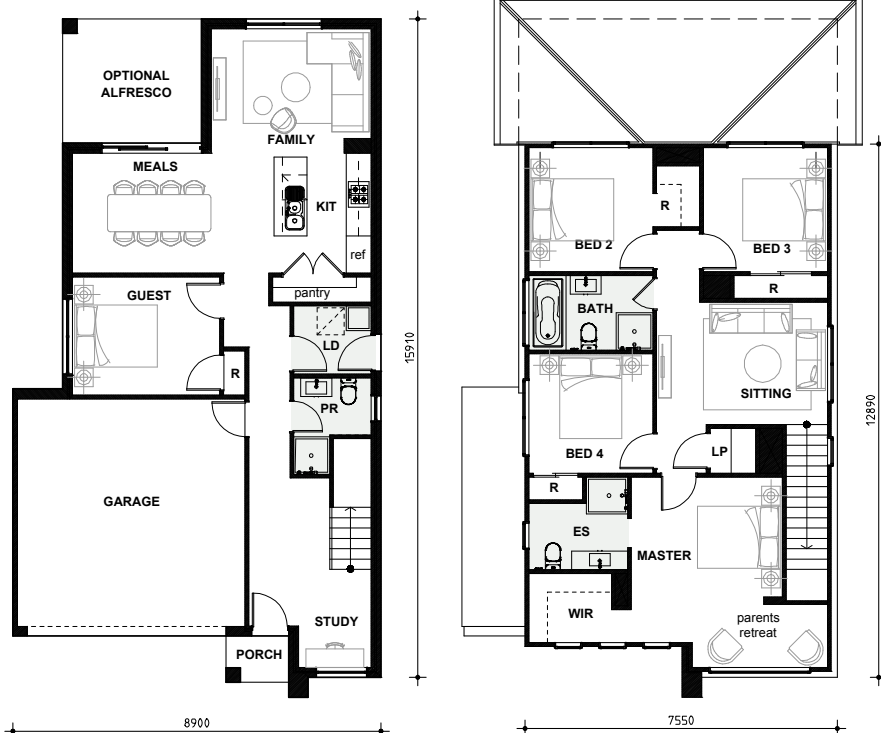
Marraigang Drive, Austral  
ROCHESTER 23MK2 | Metro Facade

Lot Size: 306.7m<sup>2</sup> Home Size: 221.8 m<sup>2</sup>

### PACKAGE INCLUSIONS

- Upstyle Promotion valued up to \$45K\*
- 20mm Stone to kitchen & bathrooms
- Soft close kitchen cupboards & drawers
- 2590 mm ceilings to ground floor
- Tile and carpet package
- Ducted Actron air conditioner
- 3.5 KW solar system
- Dishwasher & microwave with trim kit
- 15 Led downlights included
- 40cm LED oyster lights to remaining rooms
- IXL's to Bathrooms
- Flyscreens to opening windows
- Door bell, letterbox & clothesline
- 'Coloured On' concrete driveway
- Turf to front & back yards with 20mm pebbles to side of home
- Colorbond fence and side gate
- Speak to a New Homes Consultant for full inclusion details & more information.

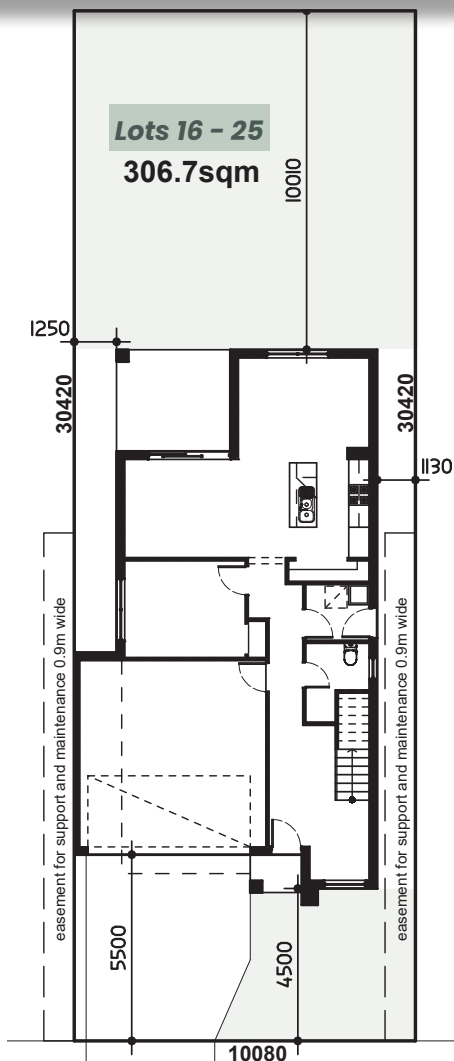
\*T&Cs apply. Images are for illustrative purposes only.



## Build with Trusted Confidence



**Homepay**  
Accredited Builder



Marraigang Drive  
Preliminary Siting Subject to Final Survey

### Build now, Pay Later – What is Homepay?

Homepay is an Australian “build now, pay later” home-loan solution designed to make building a new home or investment property easier by pausing your mortgage repayments on your new build and land for 12 months. Giving you financial freedom while you build!



Up to 30% More Borrowing Capacity<sup>^</sup>



Paused repayments on build + land for 12 months!



Competitive Rates – deposits from 5%\*

### How it Works



#### Step 1.

##### Loan Application

Your Brolen Homes New Home Consultant will confirm your eligibility for Homepay. From there, you'll be guided to apply through a Homepay-accredited mortgage broker, Australian Finance Hub Pty Ltd.



#### Step 2.

##### Secure your Deposit

Once your deposit is paid and your loan settles, the Homepay process commences, bringing you one step closer to your new home.



#### Step 3.

##### Pause Out-of-Pocket Repayments

Enjoy up to 12 months with no repayments on your land and build while your Brolen home takes shape. After this period, your normal loan repayments will begin.



#### Step 4.

##### Enjoy Financial Breathing Room

With paused repayments during construction, you're free to use your money where it matters most – whether that's paying rent, planning your move, or saving for that dream sofa.

## Rochester 23Mk2

### Home Specifications

Ground Floor	81.9 m <sup>2</sup>
Garage	32.5 m <sup>2</sup>
Porch	1.7 m <sup>2</sup>
First Floor	95.6 m <sup>2</sup>
Alfresco	10.1 m <sup>2</sup>
Total Area	23 sq / 221.8 m <sup>2</sup>

### Room Measurements

Garage	5.5 x 5.5	Kitchen	2.3 x 2.9
Master	3.6 x 4.0	Family	3.8 x 3.1
Bedroom 2	3.0 x 3.0	Meals	4.8 x 2.9
Bedroom 3	3.0 x 3.0	Guest	3.5 x 2.8
Bedroom 4	3.0 x 2.9	Study	1.7 x 2.3
Sitting	4.1 x 2.9	Alfresco	3.3 x 3.0

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.

<sup>^</sup> 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.

EMBRACE THE BEST  
OF BOTH WORLDS  
[www.coolibahaustral.com.au](http://www.coolibahaustral.com.au)



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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 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.08.08.2025