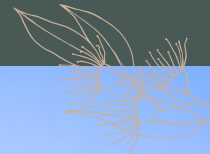
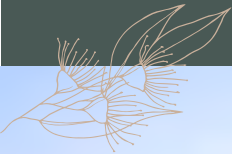
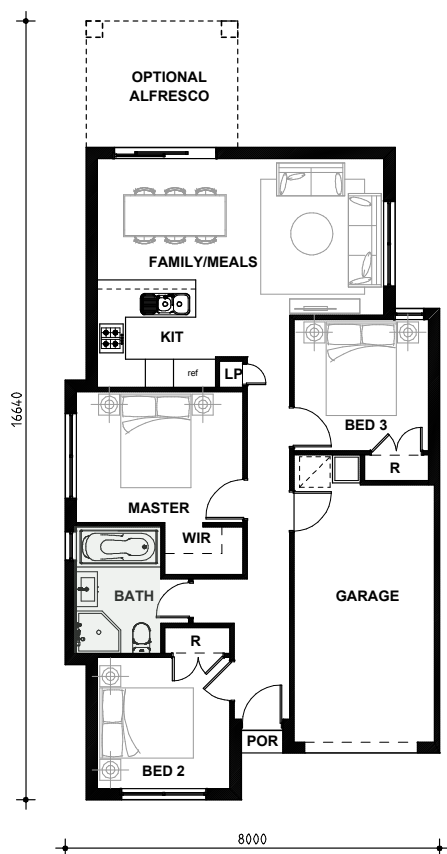


COOLIBAH

AUSTRAL



Embrace a lifestyle that blends convenience with connection.



\$979,210

3 1 1 1

Lot 24 Marraigang Drive, Austral
PHOENIX 16 | Metro Single Facade

Lot Size: 306.7m² Home Size: 109.2 m²

PACKAGE INCLUSIONS

- Upgraded Hamptons facade
- Upstyle Promotion valued up to \$45K*
- 20mm Stone to kitchen & bathrooms
- 900mm Westinghouse cooktop and oven
- Soft close kitchen cupboards & drawers
- 2590 mm ceilings to ground floor
- Tile and carpet package
- Fresstanding bath
- Ducted Actron air conditioner
- 10 LED downlights
- 3.5 KW solar system
- 'Coloured On' concrete driveway
- Tiled alfresco
- Fixed Site Costs
- 7 Star Basix Rating
- Land Price \$674,740
- House Price \$304,470
- Speak to a New Homes Consultant for full inclusion details & more information.

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

MASTERPLAN Release 1.

Your Home,
seamlessly connected
to what matters most.

DISCOVER A CONNECTED LIFE

Your family will embrace a lifestyle that blends
convenience with connection.

Situated in the heart of Austral, you'll enjoy easy access to local amenities, schools, parks and public transport, all while being part of a vibrant community. Whether it's a quick trip to the town centre or a peaceful afternoon in the nearby parklands or sipping on a coffee at your favourite cafe, Coolibah offers a perfect balance of modern living and community charm, making it the ideal place for your family to grow and thrive.



BROLLEN HOMES



PAGE 5

Yorkshire II

Home Specifications

Ground Floor	81.3 m ²
Garage	18.7 m ²
Porch	0.4 m ²
Total Area	11 sq / 109.2 m ²

Room Measurements

Garage	3.0 x 5.5	Kitchen	2.5 x 2.3
Master	3.5 x 2.8	Family/Meals	6.1 x 3.3
Bedroom 2	2.8 x 2.8	Optional Alfresco	3.2 x 2.7
Bedroom 3	2.8 x 2.8		

EMBRACE THE BEST
OF BOTH WORLDS
www.coolibahestate.com.au



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