

Lot 3141: Rochester 23Mk2 with Modern facade



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FEATURES INCLUDE:

- Modern Facade
- Upstyle Promotion included FREE
- Ducted Actron air conditioning
- 20mm Engineered stone to kitchen and vanities
- 900mm Westinghouse cooktop and oven
- 2590mm ceiling height ground floor
- Optional alfresco included
- Tiles to Kitchen, Family, Meals, Study, Porch and Alfresco
- Carpets to Upstairs and Guest
- Alarm System
- Insulation to walls & sarking to the underside of the roof
- 20 LED Downlights
- 'Coloured On' concrete driveway
- 7 Star Basix Rating
- Fixed Site Costs
- Fixed Price 16 Month Tender
- T2 Treated Timber Frame + Term Seal double the protection
- NB: Excludes fencing & landscaping.
- T&Ca Upstyle Promotion
- Land \$729,000
- House Price \$508,910

LOT SIZE	303 M ²
HOUSE SIZE	221.8 M ²
HOUSE PRICE	\$1,237,910

Build with Confidence



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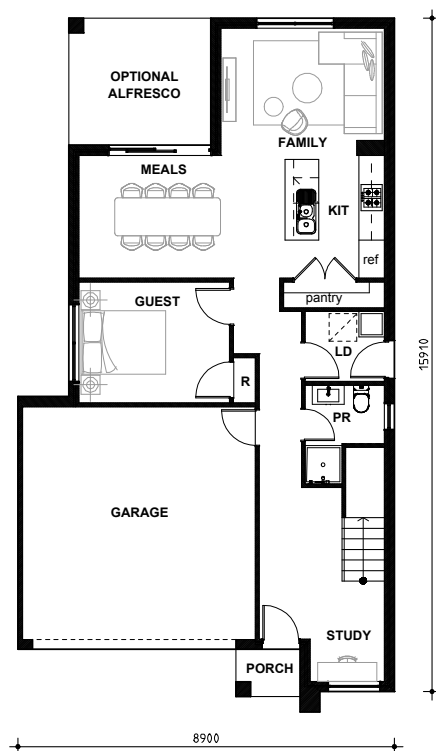


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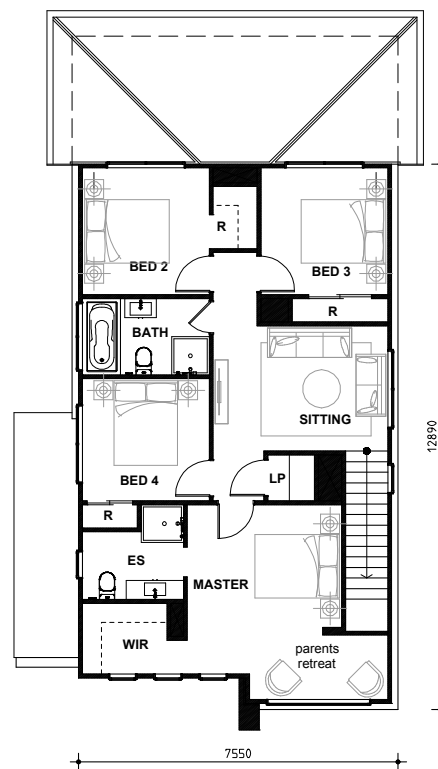


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floor areas	(sqm)
ground	81.9
garage	32.5
porch	1.7
first	95.6
optional alfresco	10.1
total	221.8
room sizes	(mm)
garage	5500x5500
master	3650x4000
bed 2	3000x3000
bed 3	3000x3000
bed 4	3000x2900
sitting	4130x2960
kitchen	2350x2900
family	3860x3100
meals	4870x2900
guest	3560x2860
study	1750x2350
optional alfresco	3360x3000



GROUND FLOOR



FIRST FLOOR

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.05.05.2025

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