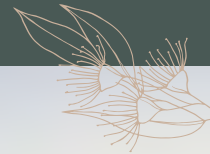
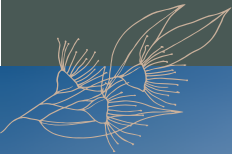


# COOLIBAH

## AUSTRAL



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

# \$1,163,740

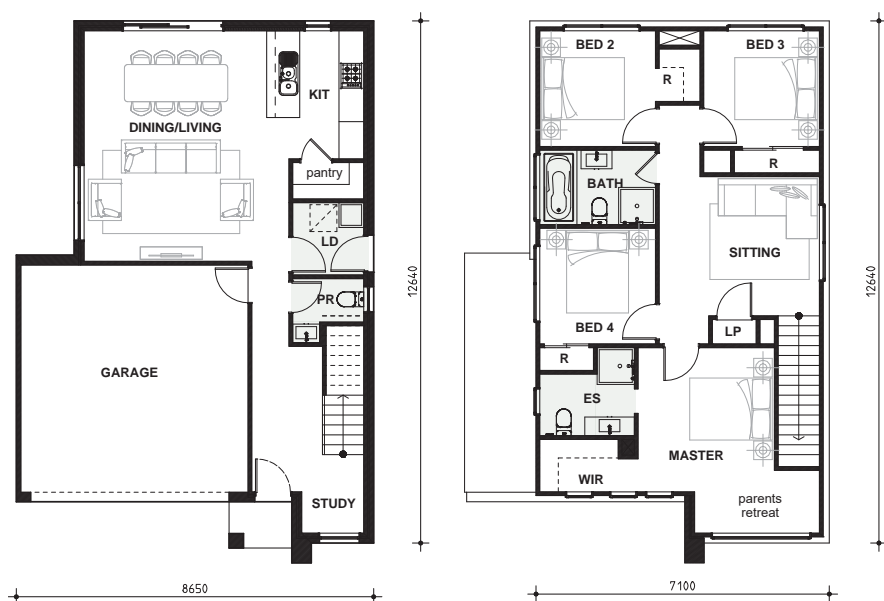
4 2.5 2 2

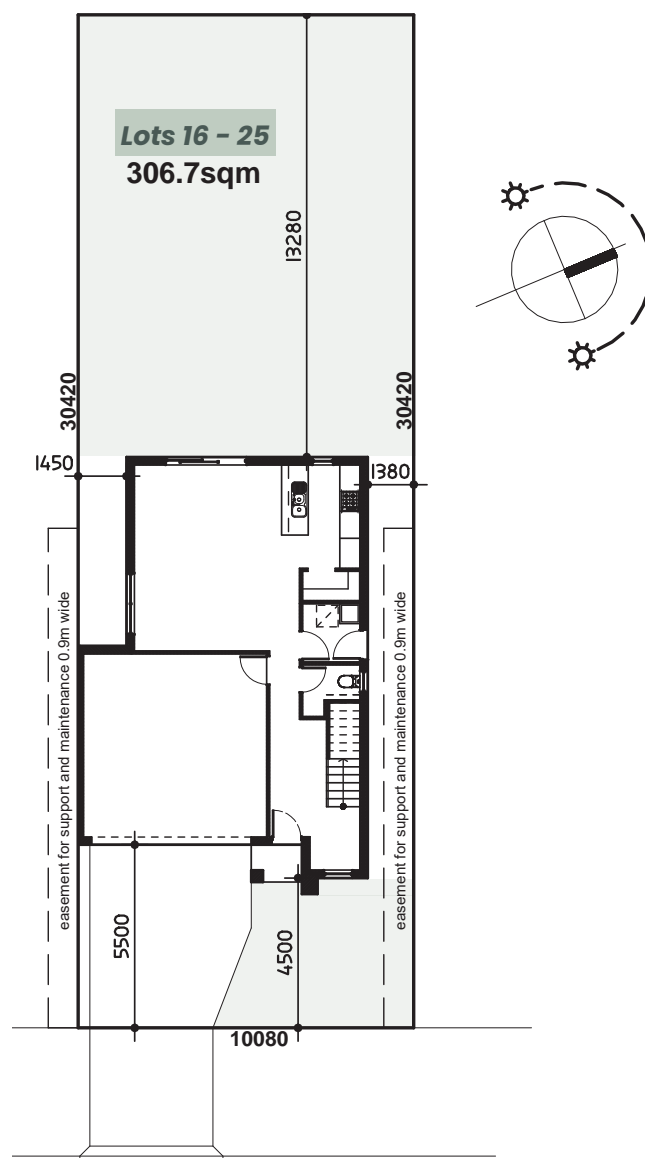
Marraigang Drive, Austral  
ROCHESTER 19 | Hamptons Facade  
Lot Size: 306.7m<sup>2</sup> Home Size: 183.1 m<sup>2</sup>

### 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.





Marraigang Drive  
Preliminary Siting Subject to Final Survey

## Rochester 19

### Home Specifications

Ground Floor	62.2 m <sup>2</sup>
Garage	32.7 m <sup>2</sup>
Porch	1.6 m <sup>2</sup>
First Floor	86.6 m <sup>2</sup>
Total Area	19 sq / 183.1 m <sup>2</sup>

### Room Measurements

Garage	5.5 x 5.5	Kitchen	2.3 x 3.1
Master	3.2 x 4.0	Dining/Living	4.4 x 5.5
Bedroom 2	2.8 x 2.8	Sitting	3.8 x 3.3
Bedroom 3	2.8 x 2.8		
Bedroom 4	2.8 x 2.8		

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

**BH** Brolen Homes

Stephen 0477 002 154  
Robert 0477 008 070  
[sales@brolenhomes.com.au](mailto:sales@brolenhomes.com.au)  
[www.brolenhomes.com.au](http://www.brolenhomes.com.au)

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. 09.05.2025