



Brolen Homes

UPSTYLE

PROMOTION

VALUED UP TO

\$45,000*

FOR ONLY **\$6,990**

limited time only



live in style with
BROLEN HOMES

At Brolen Homes, we care about the little things, we don't strive to be the biggest builder. For us, it's all about ensuring our customers receive the care and attention of a small business, while still enjoying the benefits of our extensive network of resources. It is far more important for us to focus on innovative features, quality inclusions, true workmanship and real value for money.

That is why we designate a set number of site builds a month to ensure we deliver on what we promise. Our handpicked team prides itself on years of experience within the industry. Our collective expertise will ensure your satisfaction. Building homes is our passion and we absolutely love what we do.

The Upstyle Promotion is an opportunity for your home to have all the inclusions you would want, without the expense of adding it as an upgrade. Partnering up with leading industry brands, we have carefully selected luxury inclusions that are value packed to give you more value for your money and inspiration to build a home you will love to live in.



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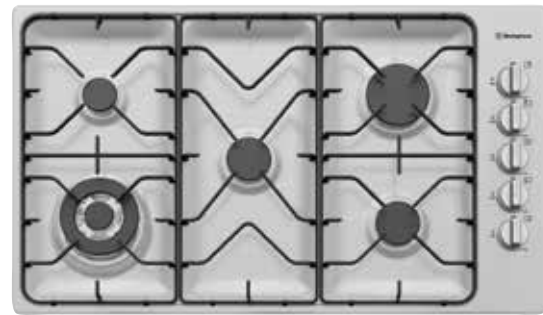
Kitchen

Never underestimate the power of a beautiful kitchen, it's all in the small details. Enhance your kitchen with luxury inclusions that are not only eye catching, but functional and integrate into your everyday life.

- A 20MM BENCHTOP**
20mm Casaerstone® benchtop top to Kitchen from "Standard Range"
- B SPLASHBACK**
Feature tiled splashback to Kitchen cooktop run (including returns) from "Standard Range"
- C DOUBLE BOWL SINK**
Clark double bowl lay on sink with drainer to Kitchen
- D TAPWARE**
Designer Gooseneck chrome mixer tap to Kitchen sink
- E WATER FILTER**
Platinum inline under bench water filter connected to Kitchen mixer tap
- F SOFT CLOSE DRAWERS & DOORS**
Soft close hinges to cabinetry doors and drawers to Kitchen
- G CUPBOARDS**
Overhead cupboards to either side of rangehood

Appliances

In partnership with trusted company, Westinghouse, our range of integrated appliance upgrades are designed for modern day living. Made of high quality stainless steel meaning your kitchen will not only look great but offer lasting quality.



900mm Westinghouse Gas Stainless Steel Cooktop



900mm Westinghouse Electric Stainless Steel Oven



900mm Westinghouse Stainless Steel Integrated Rangehood

OR



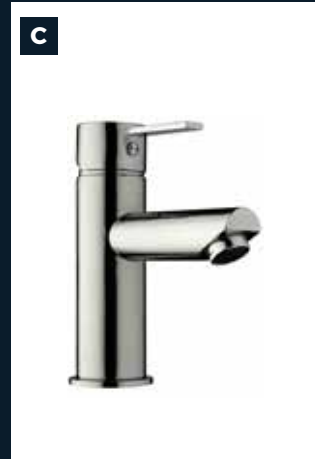
900mm Westinghouse Stainless Steel Slideout Rangehood

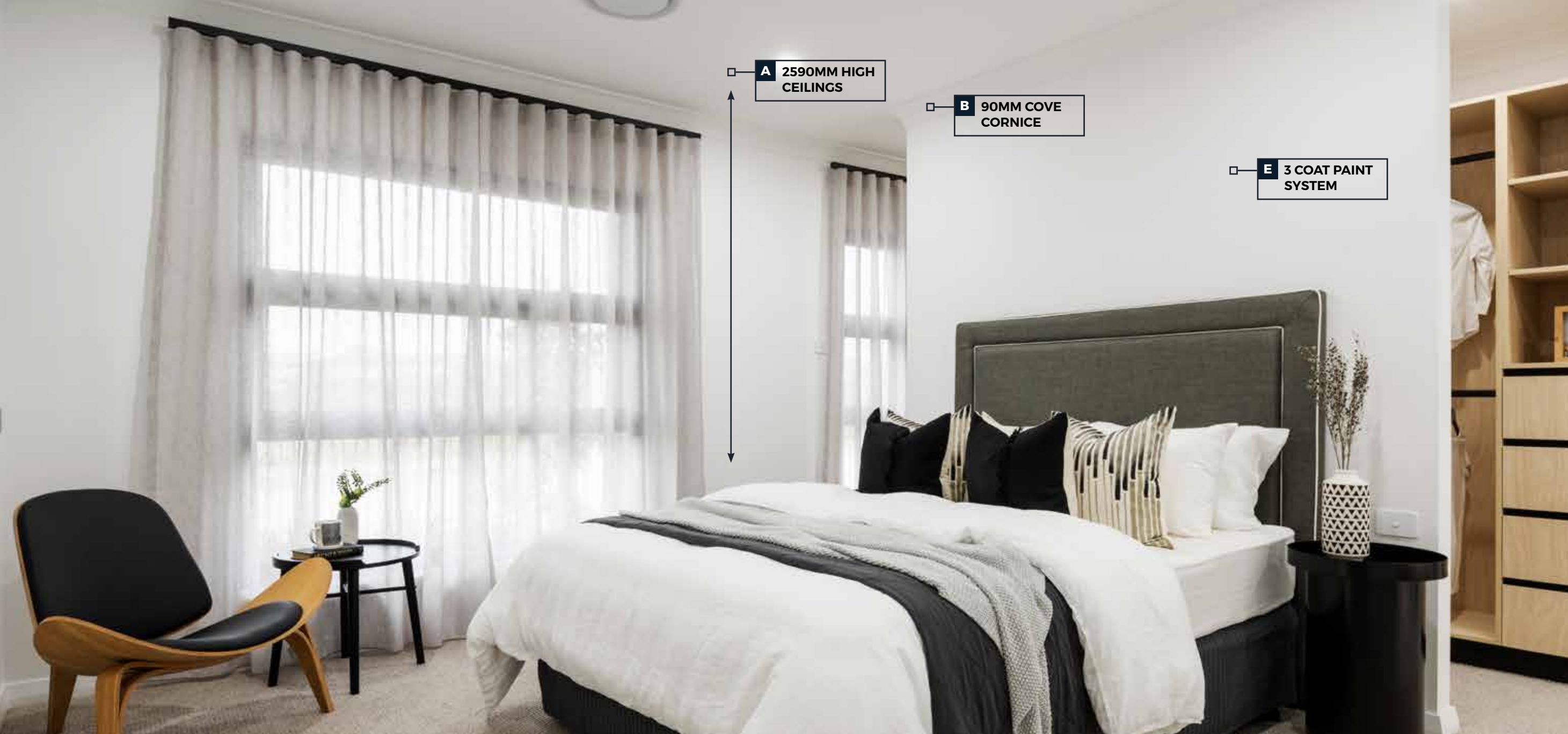


Bathroom

Enjoy a sophisticated and luxe bathroom look with quality premium fittings and fixtures that are designed to flow with your busy life and a place to retreat to and soak away the day in modern luxury.

- A VANITY**
Designer wall hung vanity including 20mm Caesarstone® benchtop from "Standard Range" with ceramic counter top basin to Bathroom, Ensuite and Powder/WC (subject to design)
Optional Upgrade: Black above counter basin and Square/C Channel Finger Pull with Matte Black Finish Shadow line
- B VANITY MIRROR**
Frameless polished edge vanity mirror
- C TAPWARE**
Designer flick mixer taps throughout
Optional Upgrade: Matte Black Tapware and Accessories
- D TOILET SUITE**
Back-to-wall toilet suite with soft close seat
- E SHOWER SCREEN**
6mm semi framed shower screen throughout
- F BATH**
Modern freestanding bath
- G NICHE**
Niche to shower recess to Bathroom and Ensuite only (excludes additional Ensuities)
- H FLOOR WASTES**
Square chrome floor wastes to all wet areas
- I CHROME POP-UP PLUG AND WASTE**
to all vanities
- J WINDOWS**
Obscure glazing to bathroom and ensuite windows





Internal

The little touches that make a home shouldn't be underestimated. We've included high ceilings, stylish cornices, skirtings and architraves, plus quality 3 coat paint finish, which will endure everyday life, as well as storage spaces that offer practical solutions and so much more.

A 2590MM HIGH CEILINGS
(to ground floor only on double storey designs)

B CORNICE
Upgrade to 90mm cove cornice

C ARCHITRAVES
Upgrade to 67mm x 18mm solid timber half splay profile architraves in paint finish Architraves (No MDF)

D SKIRTING
Upgrade to 92mm x 18mm solid timber half splay profile Skirting in paint finish (No MDF)

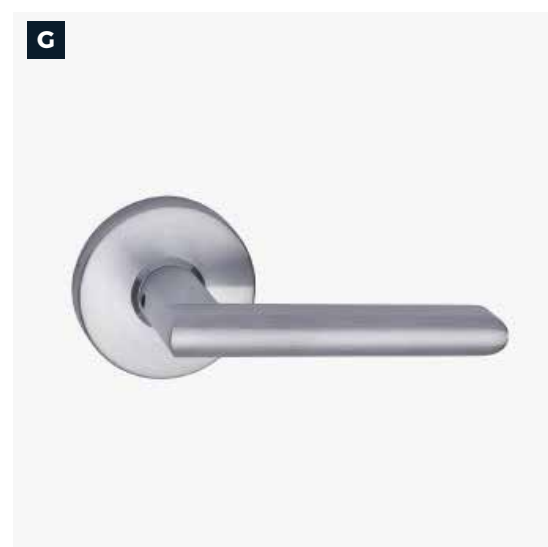
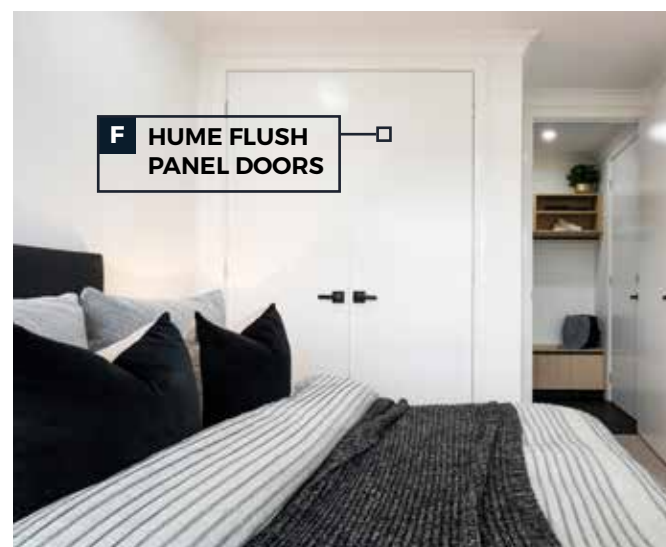
E 3 COAT PAINT SYSTEM
Upgrade to Taubmans Endure 3 coat paint system

F INTERNAL DOORS
Hume 2040mm flush panel internal doors with a smooth paint finish

G DOOR HANDLES
Gainsborough lever door handles throughout

H LINEN STORAGE
Melamine shelves to linen cupboards

I BEDROOM WARDROBES
Melamine shelves and hanging rail to Bedroom wardrobes



External

There is no compromise when it comes to making your house a home. Not only will your home look amazing, you can have peace of mind knowing that your home has been built with trusted brands and some of the most reliable and highest quality products in the building industry.

A FACADE UPGRADE

Metro Series façade upgrade including extended front porch with bagged painted finish to porch pillars or timber posts with paint finish

B GARAGE DOORS

Automatic garage door controller unit including 2 x remote control units

C ROOF TILES

Select from Designer roof tiles (refer to builder's range)

D FRONT ENTRY DOOR

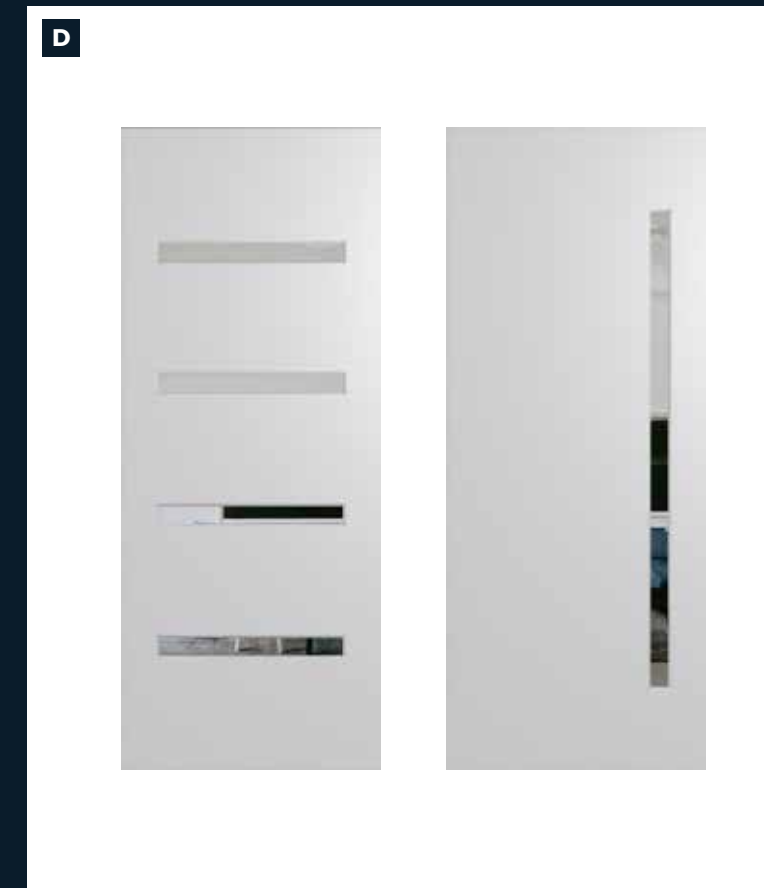
Upgrade the front entry to Hume 'VERVE' range (2040mm high with translucent glazing to glass

E DOOR HANDLES

Gainsborough tri-lock contemporary front entry door lever set handle

F ALFRESCO

Optional Alfresco included from a select range of designs. Includes integrated concrete slab, brick piers and roof over (as shown design, excludes Grand Alfresco).
Please note: Excludes designs not including "Optional Alfresco". Tiling, light fittings, stacker doors, outdoor kitchen, speakers, feature ceilings, ceiling fans these items are optional upgrades



External (cont.)

A 450MM EAVES
(subject to design)



B INSULATION
Upgrade to Bradford Gold Insulation
R2.0 to walls and R3.0 to roof



C SARKING
Provide Bradford Enviroseal Sarking to
underside of concrete roof tiles



D T2 TREATED TIMBER FRAME
Upgrade to 90mm Hyne T2 treated pine termite
resistant timber frame and roof truss system



E TERMITE TREATMENT
TERM-Seal termite control system



F HOT WATER SYSTEM
Rinnai 26 litre instantaneous gas hot water system



G RAINWATER TANK
Slimline Colorbond rainwater tank up to 3,000L
from Builder's colour range (subject to design)



OUR VALUED PARTNERS



UPSTYLE PROMOTION



Brolen Homes

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