



WARATAH  
— ESTATE AUSTRAL —

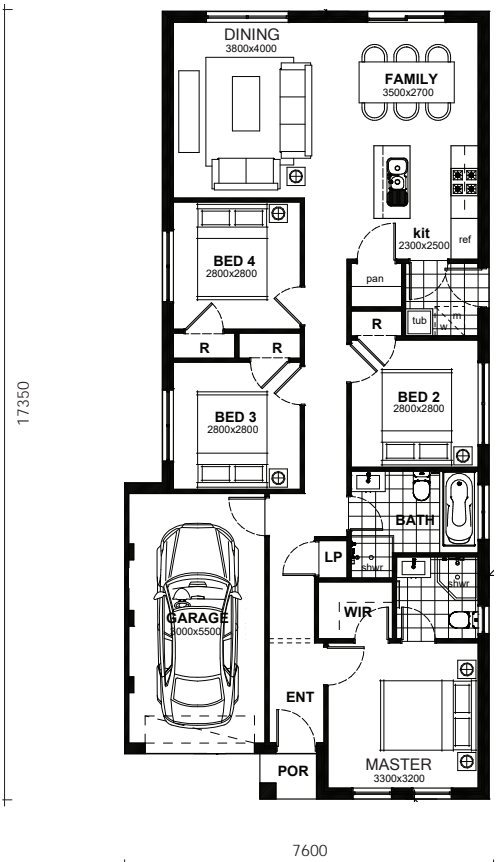
# HOUSE & LAND PACKAGE

*Lot 35 Proposed Road*



Illustrative purposes only

UP TO **\$50k\*** LUXURY UPGRADES  
LIMITED TIME ONLY  
**GIVEAWAY**



**FIXED PRICE \$605,900**

Land Price \$359,000  
House Price \$246,900

4 bedrooms, 2 bathrooms, 1 garage

### PACKAGE INCLUSIONS

- ✓ **\$50,000 Upgrade GIVEAWAY** included for FREE
- ✓ **FREE** Ducted Actron Air Conditioning
- ✓ 20mm Caesarstone 'Standard Range' (20mm Pencil Edge) to kitchen bench tops and vanities
- ✓ Soft close hinges to kitchen drawers and cupboards
- ✓ 900mm Westinghouse Stainless Steel Appliances
- ✓ Tiles to kitchen, family, meals, hallway and alfresco
- ✓ Carpets to bedrooms
- ✓ Flush panel internal doors with stainless steel handles
- ✓ 2590mm ceiling height + Flyscreens + Dishwasher
- ✓ T2 Termite Resistant roof trusses and wall frames
- ✓ 'Coloured On' Concrete Driveway + remote garage
- ✓ Facade upgrade FREE of Charge
- ✓ Land Size 286.5m<sup>2</sup> | Land Registration exp. early 2021
- ✓ House Size 127.9m<sup>2</sup>



**Brolen Homes**

[brolenhomes.com.au](http://brolenhomes.com.au)



**FINALIST 2017**  
HIA NSW Region  
Bathroom in a  
Display Home



**FINALIST 2018**  
HIA NSW Region  
Custom Built Home  
up to \$600,000



**FINALIST 2019**  
HIA NSW Region  
Custom Built Home  
\$600,001 - \$1 million

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. BL. 268214C



## SALES PLAN / STAGE 1

Waratah Estate Austral



5.1 8.7 26.7	25.7	28.6	11.2	32	32	11.2
9.2	<b>31</b> 361m <sup>2</sup>	<b>32</b> 315m <sup>2</sup>	10	<b>46</b> 358m <sup>2</sup>	<b>47</b> 358m <sup>2</sup>	10
9	<b>30</b> 250m <sup>2</sup>	<b>33</b> 286m <sup>2</sup>	10	<b>45</b> 320m <sup>2</sup>	<b>48</b> 320m <sup>2</sup>	10
28.3	<b>29</b> 251m <sup>2</sup>	<b>34</b> 286m <sup>2</sup>	10	<b>44</b> 320m <sup>2</sup>	<b>49</b> 320m <sup>2</sup>	10
5.7 3.3 28.6	<b>28</b> 257m <sup>2</sup>	<b>35</b> 286m <sup>2</sup>	10	<b>43</b> 320m <sup>2</sup>	<b>50</b> 320m <sup>2</sup>	10
9	<b>27</b> 257m <sup>2</sup>	<b>36</b> 286m <sup>2</sup>	10	<b>42</b> 320m <sup>2</sup>	<b>51</b> 320m <sup>2</sup>	10
9	<b>26</b> 257m <sup>2</sup>	<b>37</b> 286m <sup>2</sup>	10	<b>41</b> 320m <sup>2</sup>	<b>52</b> 320m <sup>2</sup>	10
7.6	<b>25</b> 372m <sup>2</sup>	<b>38</b> 315m <sup>2</sup>	10	<b>40</b> 320m <sup>2</sup>	<b>53</b> 320m <sup>2</sup>	10
22.6		22.6	9.4	<b>39</b> 301m <sup>2</sup>	<b>54</b> 302m <sup>2</sup>	9.4

**Display Home Open**  
**19 Webber Loop, Oran Park**  
 View 7 Days 10am - 5pm

[www.brolenhomes.com.au](http://www.brolenhomes.com.au)



Richard 0477 002 154  
 Priscilla 0425 080 000  
 George 0449 196 136

[sales@brolenhomes.com.au](mailto:sales@brolenhomes.com.au)