

### **HURRY!!**

\$855,600

Rent Guarantee: 4.5% 5 YEARS

# **GREAT FEATURES**& MORE



 $\sqrt{\text{Turn Key Package -Final OC included}}$ 

- $\sqrt{}$  Modern standard inclusions
- $\sqrt{}$  All Site costs, piering
- $\sqrt{}$  Fly screens to open windows
- $\sqrt{}$  Landscaping including concrete
- √ Driveway, turf,letterbox,clothesline
- $\sqrt{}$  Full flooring cover title & carpet
- √ European stainless steel oven & cooktor

  (1)
- $\sqrt{}$  Range hood & Dishwasher included
- $\sqrt{}$  Remote control panel lock up garage
- √ Complete light fitting
- √ Sarking to roof
- √ NBN lead in and connection point to Garage
- $\sqrt{}$  Free to air TV aerial

LOT 34 Future Rd, COBBITTY 4/5(Granny) 3 2

 $Land: 450_{m_2} \ Building: 190.7_{m_2}$ 

Land Price :\$457,500

Land Settlement: Early-Mid 2021



BH Brolen Homes

PROMOTION

S19,000 INCLUDED

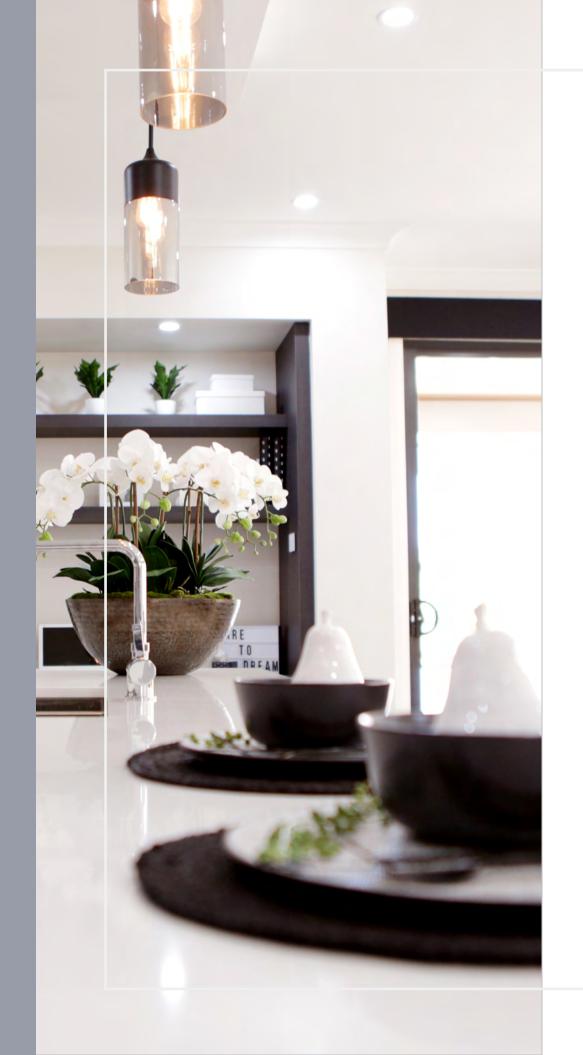
FREE \*limited time only.

# 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.



**04** KITCHEN

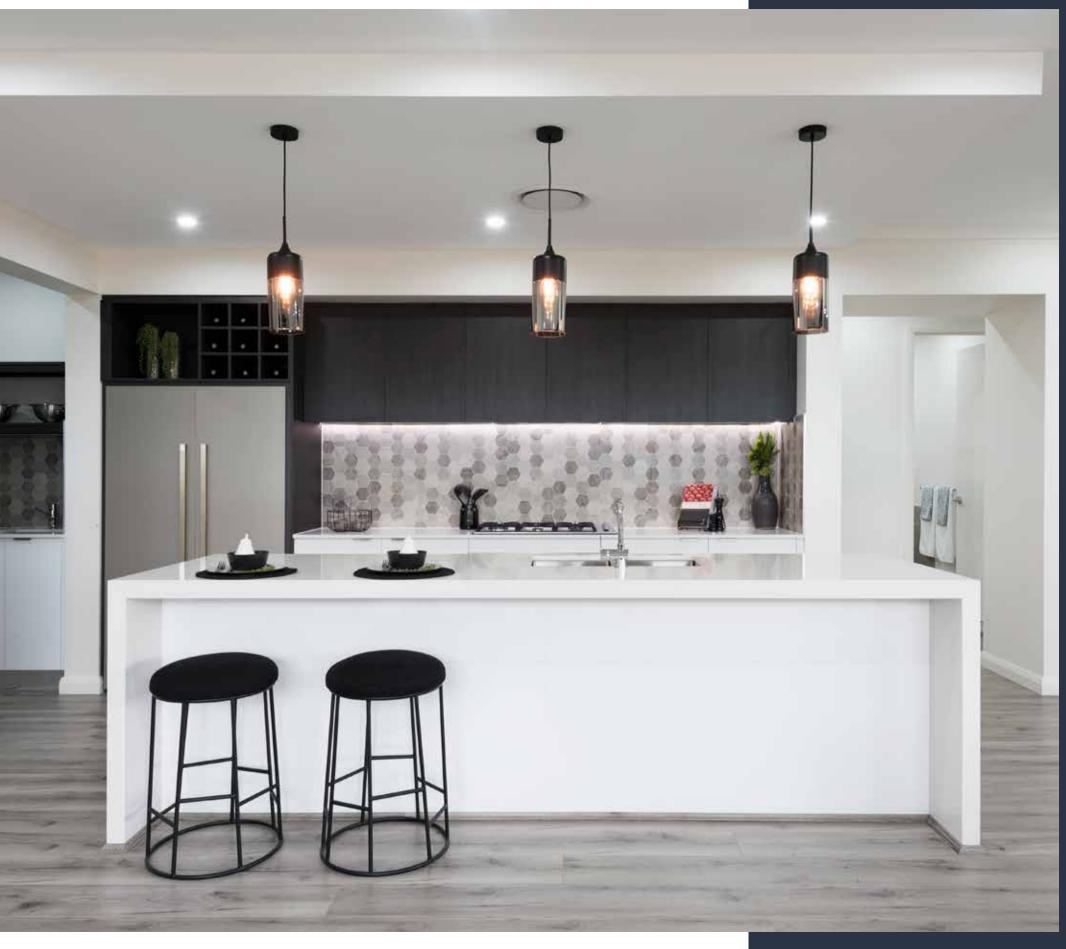
**06** APPLIANCES

**08** BATHROOM

10 INTERNAL

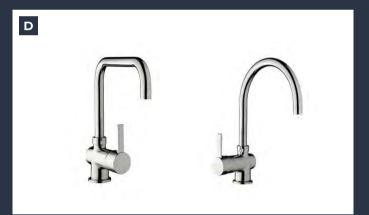
**12** EXTERNAL

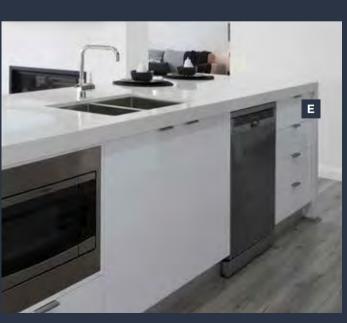
14 EXTERNAL (CONT.)











# 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 Caesarstone® benchtop to Kitchen

#### SPLASHBACK

Feature tiled splashback to Kitchen cooktop run (including returns)

#### C DOUBLE BOWL SINK

Clark double bowl lay on sink with drainer to Kitchen

#### D TAPWARE

Designer chrome mixer tap to Kitchen sink

#### E SOFT CLOSE DRAWERS & DOORS

Soft close hinges to cabinetry doors and drawers to Kitchen

#### F CUPBOARDS

Overhead cupboards to either side of rangehood

4 BROLEN HOMES 5

# **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



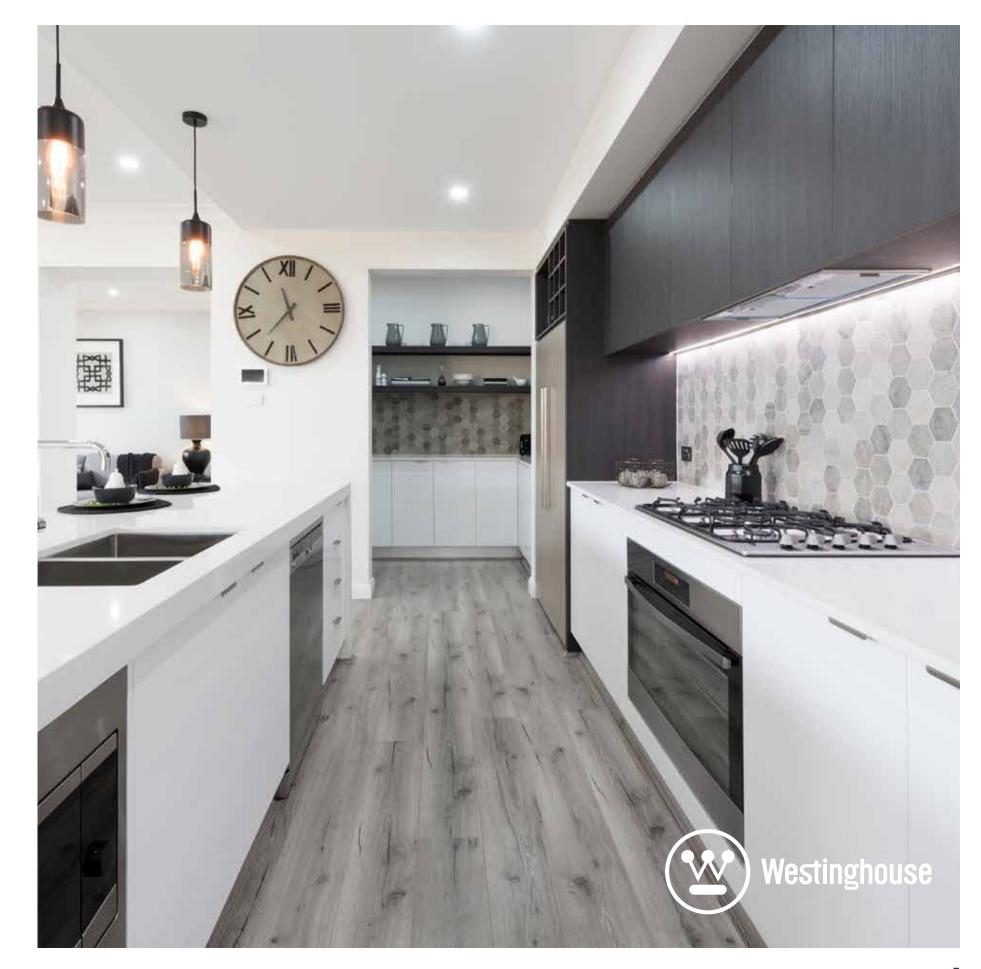
900mm Westinghouse WRH9081S Stainless Steel Rangehood (including External Ducting)



900mm Westinghouse Electric Stainless Steel Oven



Dishlex DSF6106X Dishwasher



# 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 Sorrento Renata vanity 900\*460mm RS94WH (L/R) with stone top and including soft close doors and drawers

#### B VANITY MIRROR

Frameless polished edge vanity mirror

#### C TAPWARE

Designer Alder Classico tapware

#### D TOILET SUITE

Back-to-wall toilet suite with soft close seat

#### **SHOWER SCREEN**

6mm semi framed shower screen throughout

#### F FLOOR WASTES

Square chrome floor wastes to all wet areas

#### G CHROME POP-UP PLUG AND WASTE

to all vanities

#### H WINDOWS

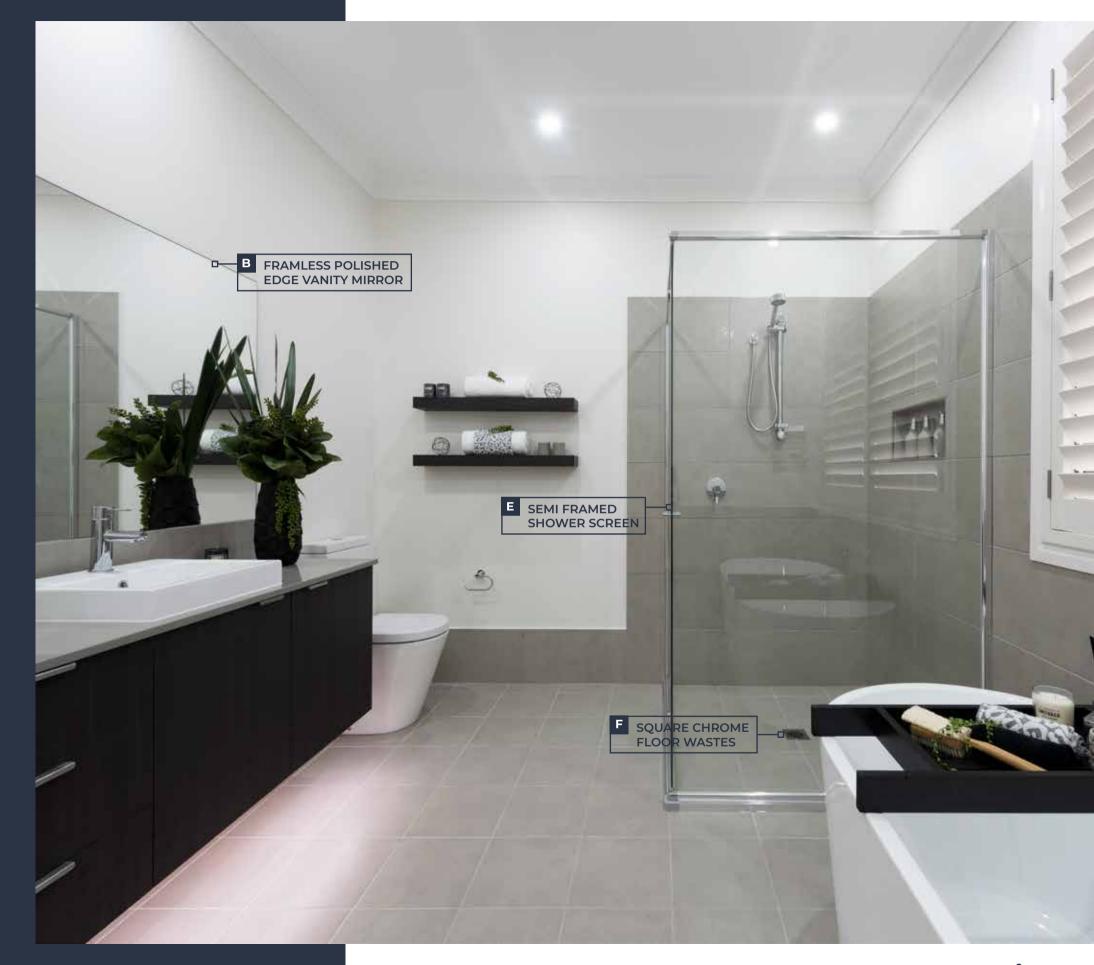
Obscure glazing to bathroom and ensuite windows



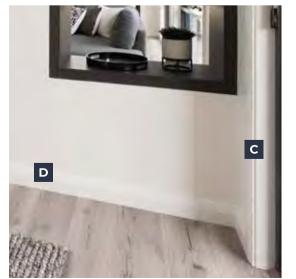




















### Internal

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.

#### 2440MM HIGH CEILINGS

#### B CORNICE

Upgrade to 90mm cove cornice

#### **ARCHITRAVES**

Upgrade to **42**mm x 18mm solid timber half splay profile architraves in paint finish Architraves (No MDF)

#### SKIRTING

Upgrade to **67**mm 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 TradePro Tristan lever door handle throughout

#### H LINEN STORAGE

Wired shel**f** to linen cupboards

#### **LIGHTING**

40cm LED Oyster Light to each room

#### CHAINLESS VERTICAL BLINDS

To all windows and sliding doors excluding wet areas and stairs

#### TILES & CARPETS

Tiles to livings areas and carpets to bedrooms

## 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

**Classic** Series façade with moroka 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 CSR Monier roof tiles (refer to builder's range)

#### D FRONT ENTRY DOOR

Upgrade the front entry to Hume 'VAUCLUSE' range (2040mm high)

#### DOOR HANDLES

Gainsborough TradePro 'TRISTAN' front entry door handle and 'DEXTON' deadbolt to front door. 'COLTON' laundry door entrance handle

#### DOORBELL

Arlec Front Door Bell.

#### G MAILBOX

Metro Pillar mailbox

#### H CLOTHESLINE

Fold out Clothesline

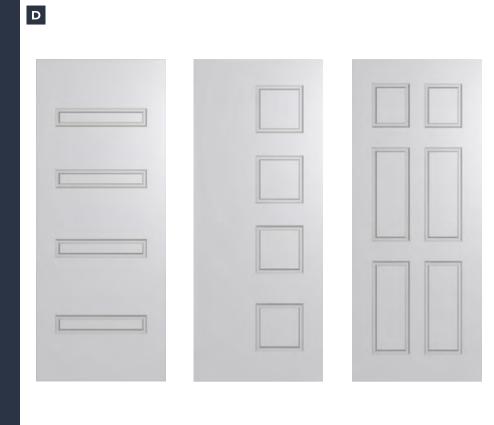
#### I DRIVEWAY

'Coloured On' Concrete Driveway

#### J LANDSCAPING

Basic Landscaping















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# External (cont.)

**450MM EAVES** 

(subject to design)

INSULATION

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

SARKING

Monier Roof Plus Sarking 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

HOT WATER SYSTEM

Rheem Metro 26 litre max series instantaneous gas hot water system

**RAINWATER TANK** 

Slimline Polyethylene rainwater tank up to 3,000L (subject to design)

**H** CONCRETE SLAB

Upgrade to H1 Class Slab













#### **OUR VALUED PARTNERS**

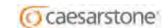
































14 BROLEN HOMES