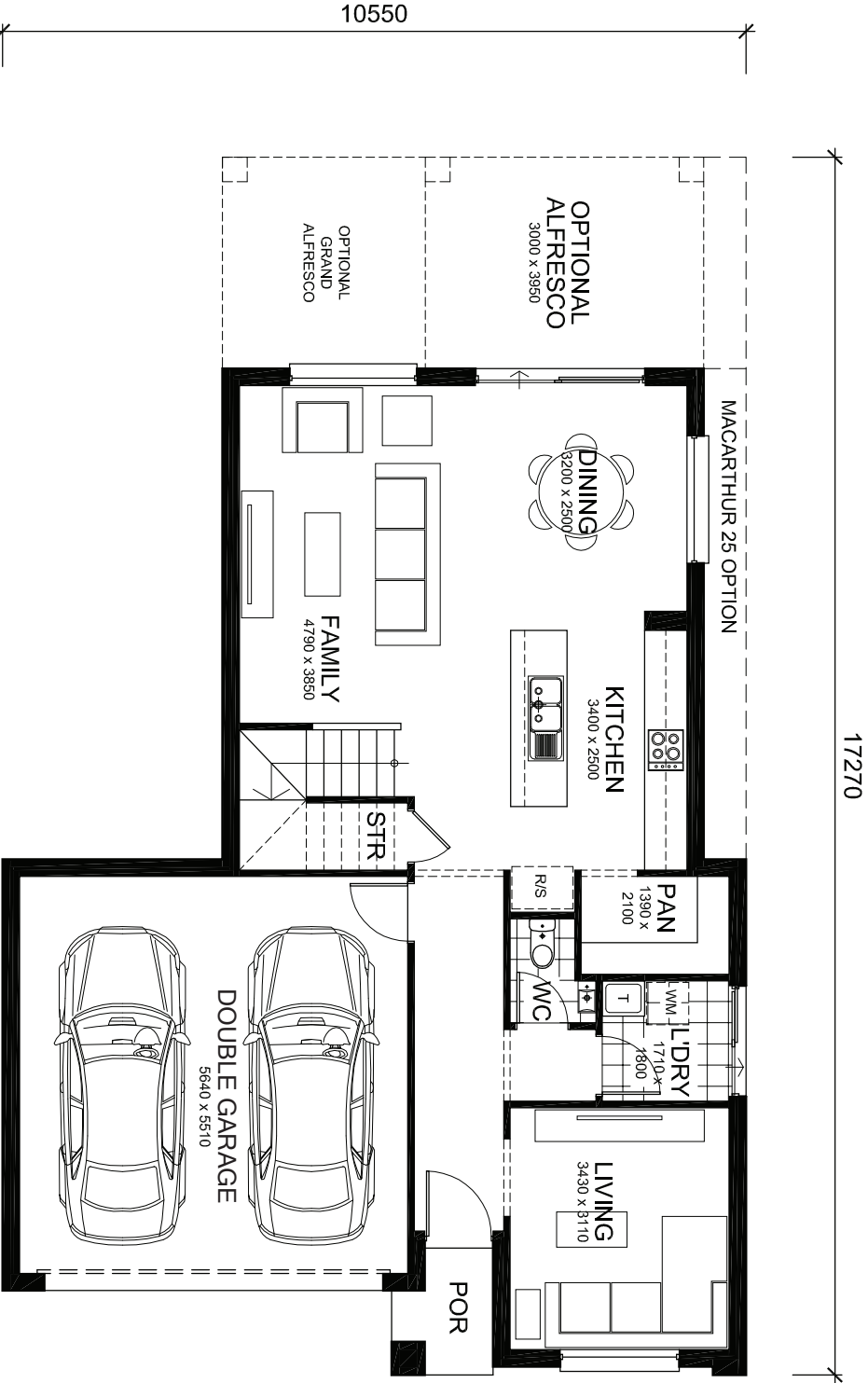


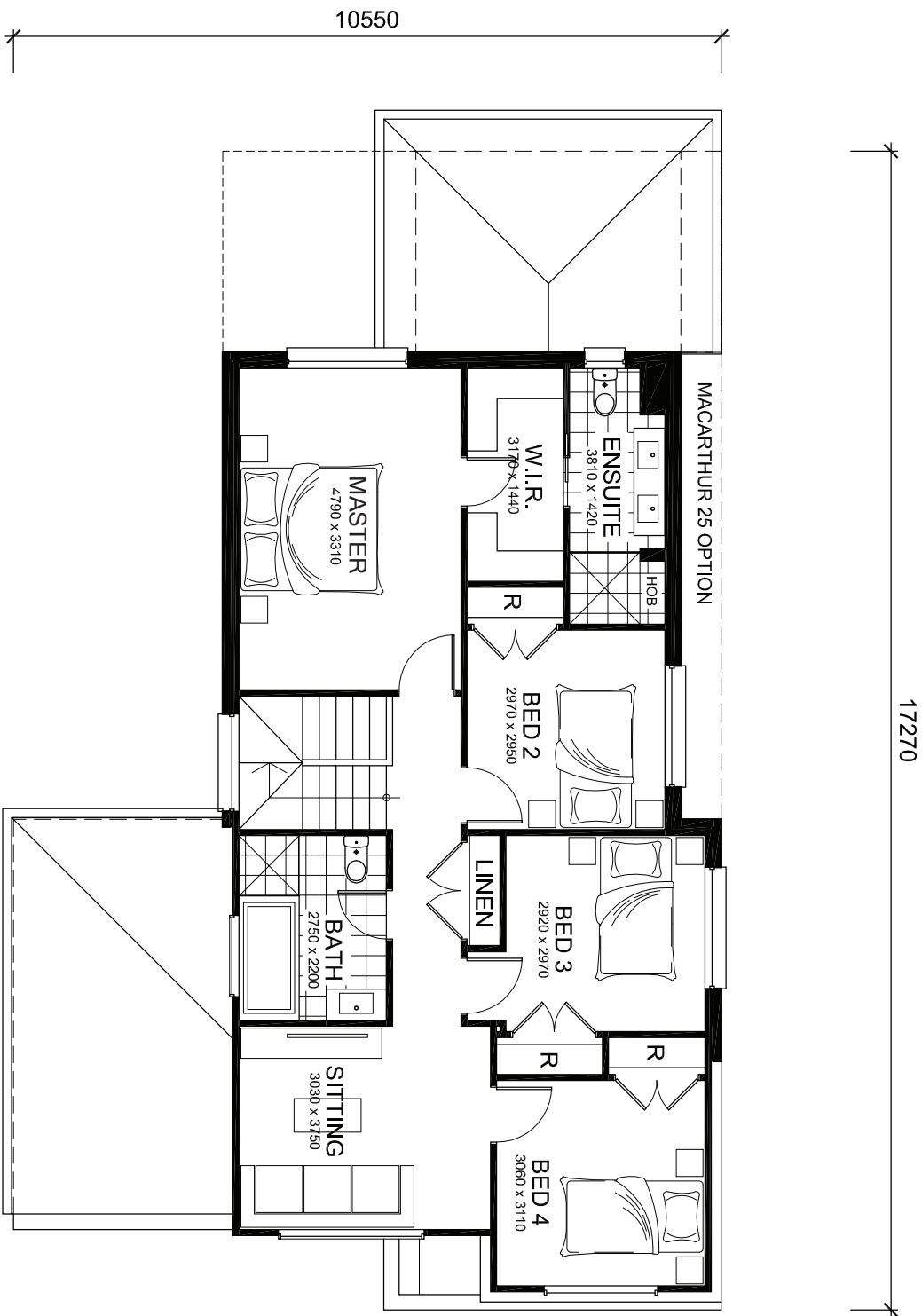




# MACARTHUR 24



GROUND FLOOR



FIRST FLOOR

MACARTHUR 24 - AREAS	
MINIMUM FRONTAGE:	12m
GROUND FLOOR:	80.70 m <sup>2</sup>
FIRST FLOOR:	94.68 m <sup>2</sup>
GARAGE:	34.65 m <sup>2</sup>
PORCH:	2.31 m <sup>2</sup>
Opt. ALFRESCO	11.85 m <sup>2</sup>
VOID OVER STAIRS	4.38 m <sup>2</sup>
TOTAL:	224.57 m <sup>2</sup>
SQUARES:	24.17
Opt. GRAND ALFRESCO	8.64 m <sup>2</sup>



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**Brolen** Homes

# UPSTYLE

PROMOTION

FOR ONLY

**\$5,990\***

VALUED AT **\$36,000**

*limited time only.*

# *live in style with* **BROLEN HOMES**

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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.

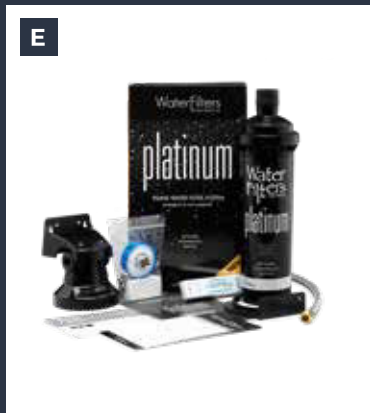
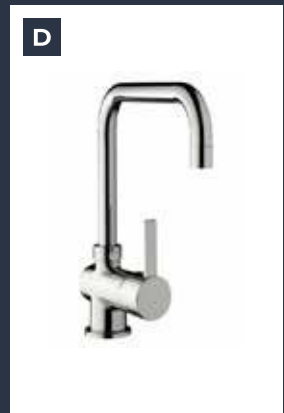
That is why we designate a set number of site builds a month to ensure we deliver on what we promise. Our handpicked team prides itself on years of experience within the industry. Our collective expertise will ensure your satisfaction. Building homes is our passion and we absolutely love what we do.

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.



<b>04</b>	<b>KITCHEN</b>
<b>06</b>	<b>APPLIANCES</b>
<b>08</b>	<b>BATHROOM</b>
<b>10</b>	<b>INTERNAL</b>
<b>12</b>	<b>EXTERNAL</b>
<b>14</b>	<b>EXTERNAL (CONT.)</b>





# 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
- B 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 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 Stainless Steel Canopy  
Rangehood (including External Ducting)



900mm Westinghouse Electric  
Stainless Steel Oven

OR



900mm Westinghouse Stainless Steel  
Freestanding Cooktop and Oven





# 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 with ceramic counter top basin to Bathroom, Ensuite and Powder/WC (subject to design)  
*Optional Upgrade: Vanity Drawers*
- B

**VANITY MIRROR**  
Frameless polished edge vanity mirror
- C

**TAPWARE**  
Designer flick mixer taps throughout
- D

**TOILET SUITE**  
Back-to-wall toilet suite with soft close seat
- E

**SHOWER SCREEN**  
6mm semi framed shower screen throughout
- F

**NICHE**  
Niche to shower recess to Bathroom and Ensuite only (excludes additional Ensuites)
- G

**FLOOR WASTES**  
Square chrome floor wastes to all wet areas
- H

**CHROME POP-UP PLUG AND WASTE**  
to all vanities
- I

**WINDOWS**  
Obscure glazing to bathroom and ensuite windows

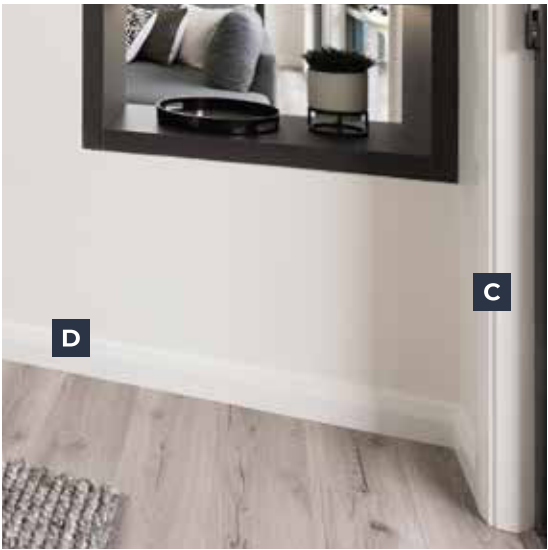




# Internal

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 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 'VERVE' range (2040mm high) with translucent glazing to glass

**E    DOOR HANDLES**

Gainsborough tri-lock contemporary front entry door lever set handle

**F    ALFRESCO**

Alfresco option including integrated concrete slab, brick piers and lined roof including cornices over (as per standard plan)





# 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

Rheem Metro 26 litre max series instantaneous  
gas hot water system
- G

RAINWATER TANK

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



## OUR VALUED PARTNERS





# UPSTYLE PROMOTION



**Brolen Homes**

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**Brolen  
Homes**

 **ActronAir®**  
Australian for air conditioning™

**DUCTED AIR CONDITIONING**

*Only*  
*\$4,990\**

**STRICTLY FOR A LIMITED TIME**

**LIFESTYLE**  
P R O M O T I O N

\*Up to 28sq home. This air conditioning supplied is from Actron Air's 'Classic' Ducted Standard Cycling range. Air-Con unit size, zones and outlets determined by home size and design. The Lifestyle Promotion is valid from the 24/05/17.