



BH Complete

Lot 4, Ochudzawa Place, PRESTON

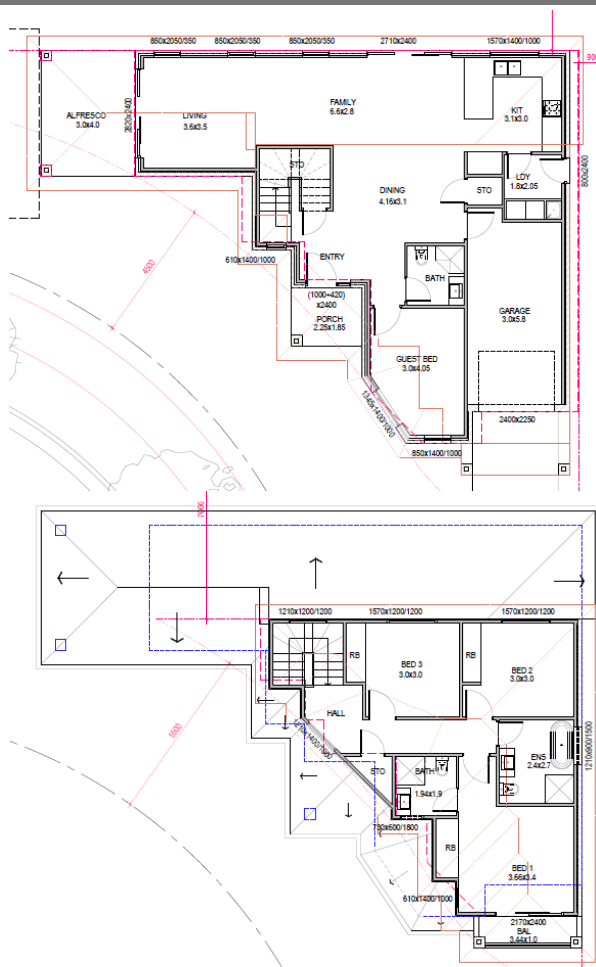
NO PROGRESS PAYMENT



LAND SIZE 401.51m<sup>2</sup>



HOUSE SIZE 178.53m<sup>2</sup>



**\$1,078,900**

### FEATURE INCLUSIONS

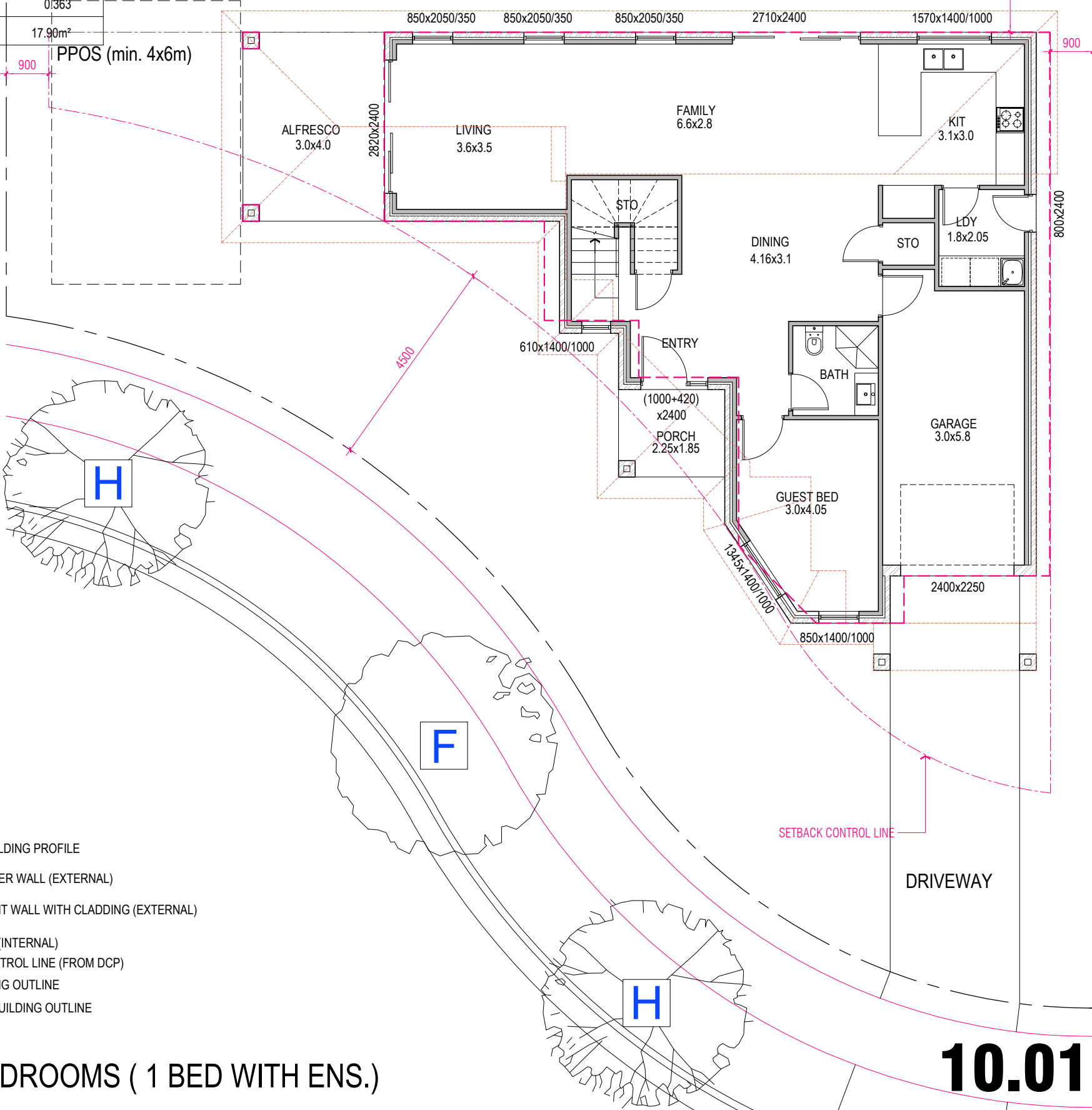
- ✓ UPSTYLE Promotion included for FREE
- ✓ NO PROGRESS PAYMENT
- ✓ 20mm stone benchtops to kitchen & vanities
- ✓ 2700mm ceiling height ground floor & first floor
- ✓ 900mm Kitchen appliance (cooktop/Oven/Rangehood)
- ✓ Tiles to main living areas & carpets to bedrooms & media room
- ✓ Chainless vertical blinds to windows (exc. wet areas & sliding doors)
- ✓ T2 Termite resistant roof trusses and wall frames
- ✓ Coloured On Concrete Driveway & Landscape, clothing line, letter box included
- ✓ Dishwash included
- ✓ Fence included



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LOT 4 AREA SCHEDULE:

ITEM	APPROVED DA	PROPOSED S4.55
SITE AREA	401.51m <sup>2</sup>	400.8m <sup>2</sup>
GF AREA	81.84m <sup>2</sup>	87.09m <sup>2</sup>
1F AREA	58.53m <sup>2</sup>	58.32m <sup>2</sup>
GFA	140.37m <sup>2</sup>	145.41m <sup>2</sup>
FSR	0.350	0.363
GARAGE	14.14m <sup>2</sup>	17.90m <sup>2</sup>



- LEGEND:
- DENOTE APPROVED BUILDING PROFILE
  - PROPOSED BRICK VENEER WALL (EXTERNAL)
  - PROPOSED LIGHTWEIGHT WALL WITH CLADDING (EXTERNAL)
  - PROPOSED STUD WALL (INTERNAL)
  - BUILDING SETBACK CONTROL LINE (FROM DCP)
  - DENOTE BELOW BUILDING OUTLINE
  - DENOTE ABOVE ROOF/BUILDING OUTLINE

LOT 4 4 BEDROOMS ( 1 BED WITH ENS.)

10.01.2021

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**CONTRACTORS TO USE ARCHITECTURAL DRAWINGS FOR SET OUT:**  
- CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON-SITE PRIOR TO CONSTRUCTION FABRICATION.  
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.  
- ANY DISCREPANCIES SHOULD BE IMMEDIATELY REFER TO THE ARCHITECTS.  
- ALL WORK TO COMPLY WITH BCA, STATUTORY AUTHORITIES AND RELEVANT AUSTRALIAN STANDARDS.  
- DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND ENGINEERS DRAWINGS.

**KEY PLAN**

**REVISION**

REV.	DATE	DESCRIPTION	BY

**LOT 4 AREA SCHEDULE:**  
**APPROVED DA -**  
SITE AREA: 401.51m<sup>2</sup>  
GF: 81.84m<sup>2</sup>  
FF: 58.53m<sup>2</sup>  
GFA: 140.37m<sup>2</sup>  
FSR: 140.37/401.51=0.350  
GARAGE: 14.14m<sup>2</sup>

**PROPOSED:**  
SITE AREA: 400.8m<sup>2</sup>  
GF: 86.24m<sup>2</sup>  
FF: 58.32m<sup>2</sup>  
GFA: 144.56m<sup>2</sup>  
FSR: 144.56/400.8=0.361  
GARAGE: 18.75m<sup>2</sup>

Client:  
**MAXMA DEVELOPMENTS PTY LTD**

Architect:  
**CPD**  
CPD ARCHITECTS PTY LTD  
Suite 28.02, Level 28,  
31 Market St,  
Sydney NSW 2000  
T +61 2 9279 2888  
www.cpyd.com.au

Project Title:  
**SUBDIVISION DEVELOPMENT**

LOT 400, STRATHYRE DR,  
PRESTONS NSW 2170

Drawing Title:  
**LOT 4 - GROUND FLOOR PLAN**

Status:  
**FOR DISCUSSION**

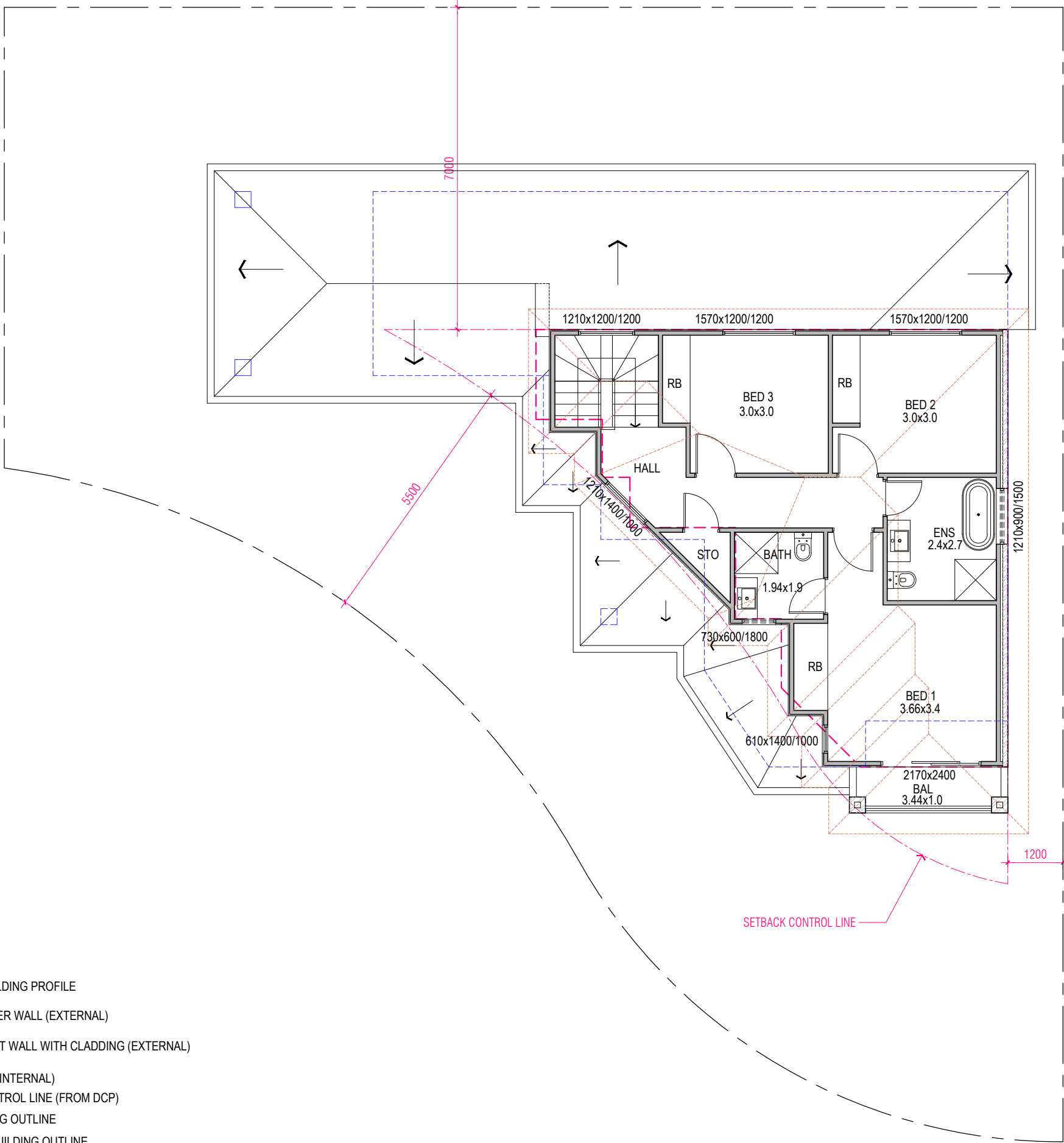
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Drawn: <b>GY</b>	North Point: 
Check: <b>TZ</b>	
Project No: <b>CPD-202014</b>	Date: <b>10.01.2021</b>
Drawing No: <b>A4-01</b>	Issue: <b>CR2</b>

LOT 4

10.01.2021

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Project Title:  
**SUBDIVISION DEVELOPMENT**

**LOT 400, STRATHYRE DR,  
PRESTONS NSW 2170**

Drawing Title:  
**LOT 4 -  
FIRST FLOOR PLAN**

Status:  
**FOR DISCUSSION**

Scale:  
**1:100@A3**

Drawn: <b>GY</b>	North Point: 
Check: <b>TZ</b>	

Project No. <b>CPD-202014</b>	Date: <b>10.01.2021</b>
Drawing No. <b>A4-02</b>	Issue: <b>CR2</b>



*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.



<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 SOFT CLOSE DRAWERS & DOORS**  
Soft close hinges to cabinetry doors and drawers to Kitchen
- F 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 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

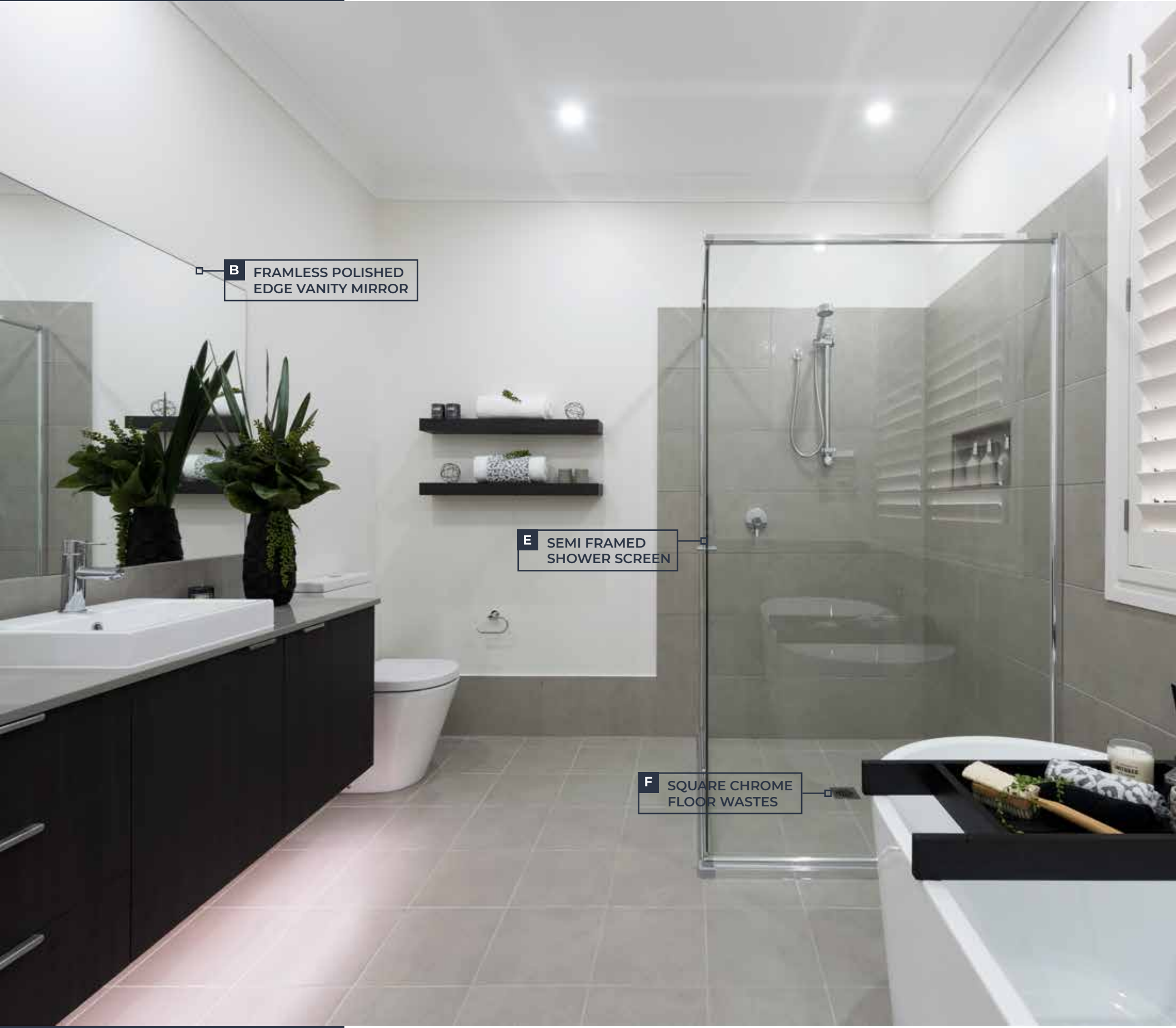
**D TOILET SUITE**  
Back-to-wall toilet suite with soft close seat

**E SHOWER SCREEN**  
6mm semi framed shower screen throughout

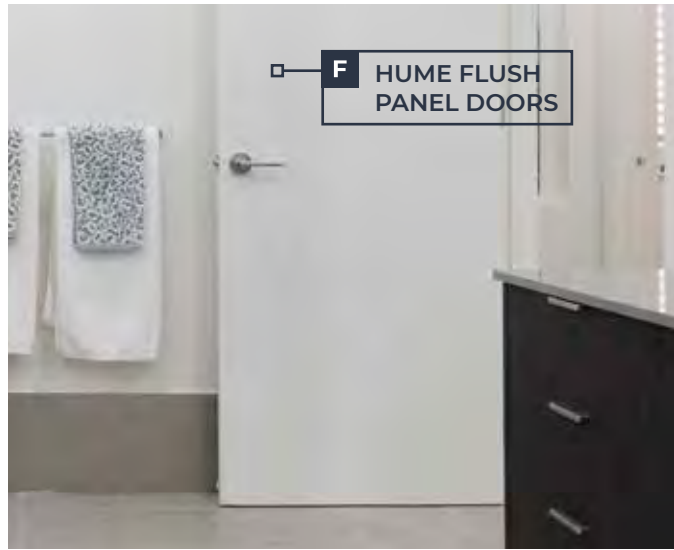
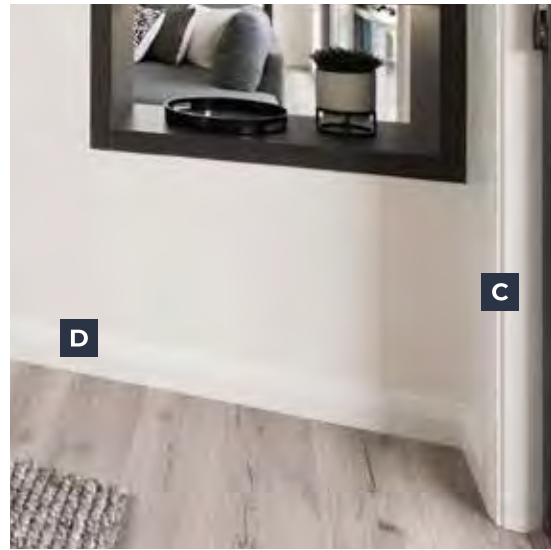
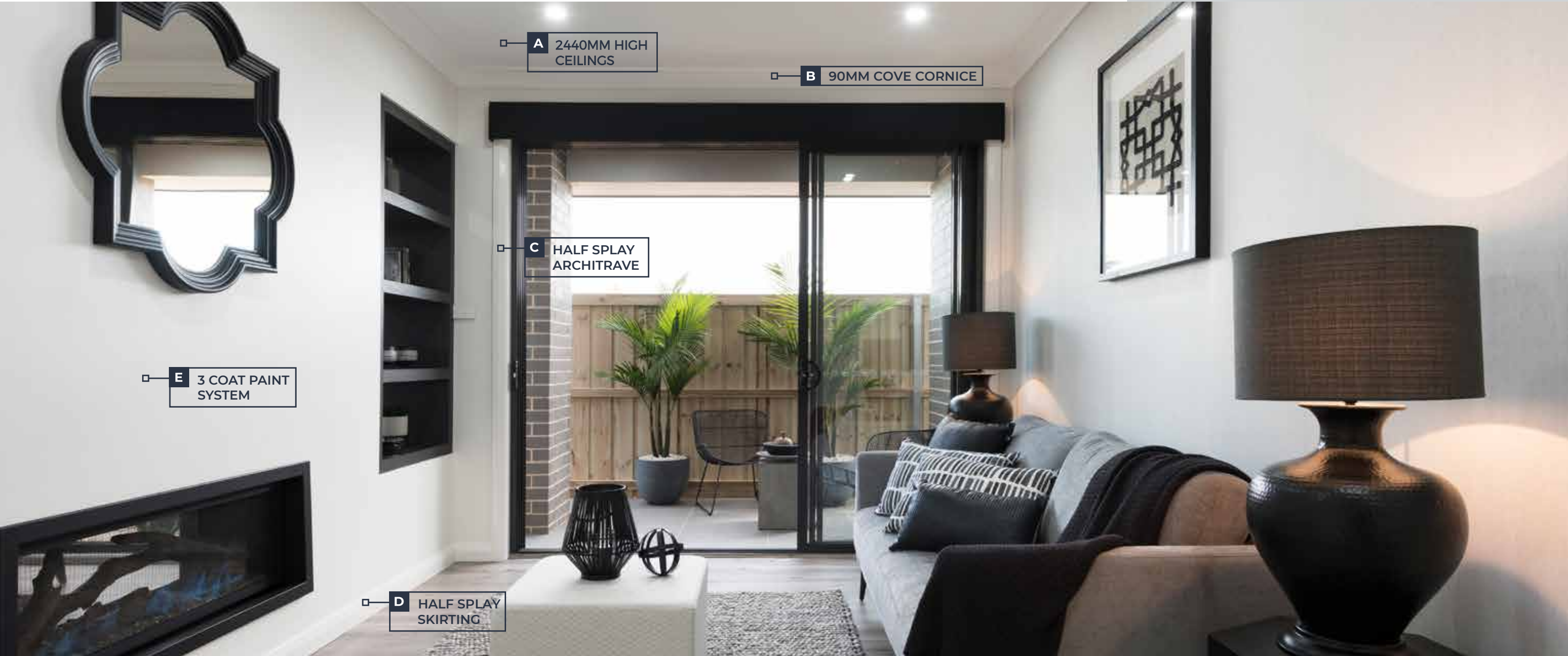
**F FLOOR WASTES**  
Square chrome floor wastes to all wet areas

**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.

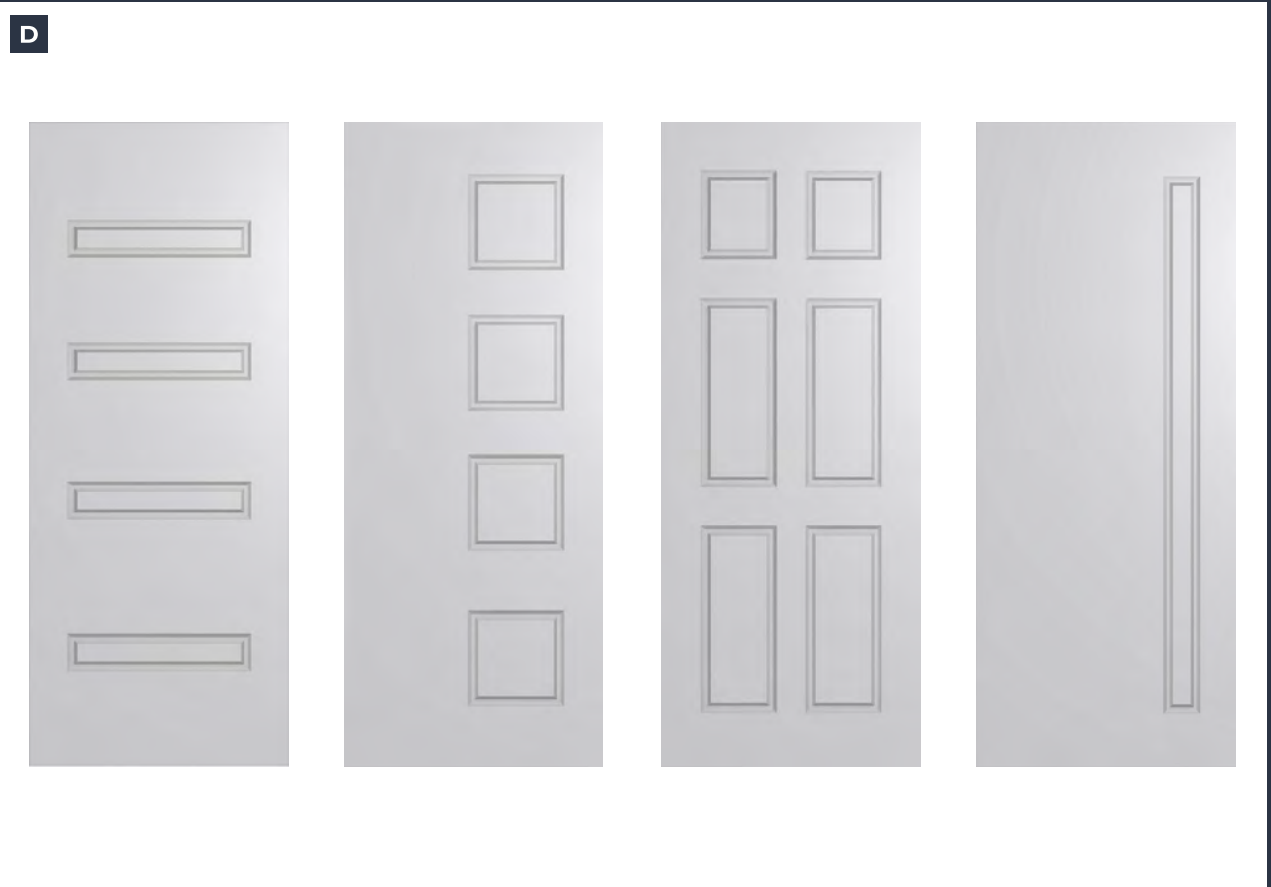
- A 2440MM HIGH CEILINGS**
- B CORNICE**  
Upgrade to 90mm cove cornice
- C ARCHITRAVES**  
Upgrade to **42mm x 18mm** solid timber half splay profile architraves in paint finish Architraves (No MDF)
- D SKIRTING**  
Upgrade to **67mm x 18mm** solid timber half splay profile Skirting in paint finish (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 shelf to linen cupboards
- I LIGHTING**  
40cm LED Oyster Light to each room
- J CHAINLESS VERTICAL BLINDS**  
To all windows and sliding doors excluding wet areas and stairs
- K 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	<b>FACADE</b> Classic Series façade with moroka painted finish to porch pillars or timber posts with paint finish
B	<b>GARAGE DOORS</b> Automatic garage door controller unit including 2 x remote control units
C	<b>ROOF TILES</b> Select from CSR Monier roof tiles (refer to builder's range)
D	<b>FRONT ENTRY DOOR</b> Upgrade the front entry to Hume 'VAUCLUSE' range (2040mm high)
E	<b>DOOR HANDLES</b> Gainsborough TradePro 'TRISTAN' front entry door handle and 'DEXTON' deadbolt to front door. 'COLTON' laundry door entrance handle
F	<b>DOORBELL</b> Arlec Front Door Bell.
G	<b>MAILBOX</b> Metro Pillar mailbox
H	<b>CLOTHESLINE</b> Fold out Clothesline
I	<b>DRIVEWAY</b> 'Coloured On' Concrete Driveway
J	<b>LANDSCAPING</b> Basic Landscaping





# 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

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
- F

HOT WATER SYSTEM

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

RAINWATER TANK

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

CONCRETE SLAB

Upgrade to H1 Class Slab



## OUR VALUED PARTNERS

