Brolen Homes

HOUSE & LAND PACKAGE

Lot 553 Proposed Road, Gledswood Hills

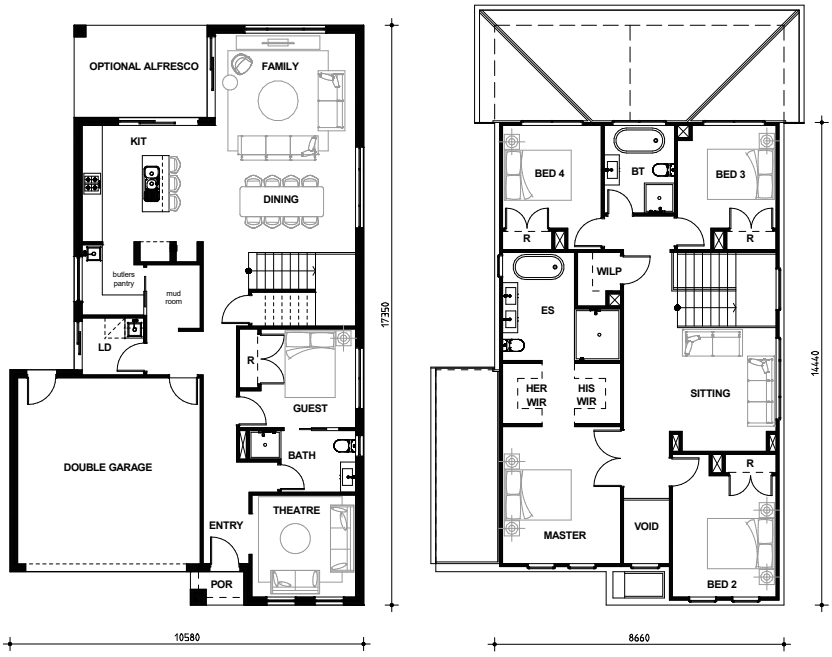
Illustrative Purposes Only

LAND SIZE | 386m²

5 3 3 2

UPSTYLE PROMOTION

VALUED UP TO $45K*



$1,454,330

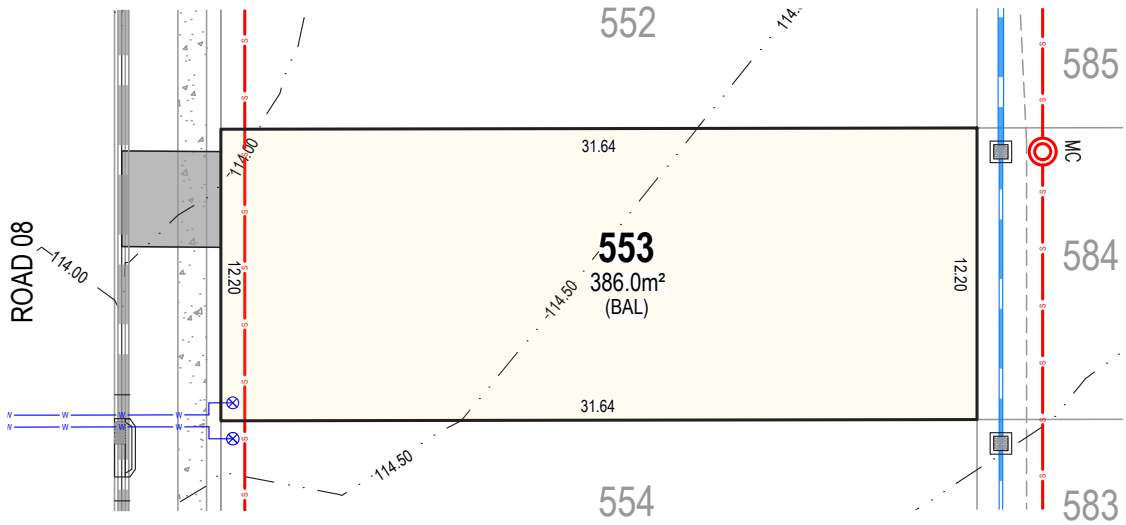
LAND PRICE $864,000
HOUSE PRICE $590,330

PACKAGE INCLUSIONS

- Classic facade
- Upstyle Promotion included for Free
- 2590mm ceilings to ground floor
- Ducted Actron air conditioning
- Designer Caesarstone to kitchen and vanities
- Designer tapware to kitchen and bathrooms
- Soft close kitchen cupboards
- 900mm Westinghouse cooktop and oven
- Flyscreens to windows
- Alfresco included
- Tiles to porch, entry, theatre, kitchen, family, dining, and optional alfresco
- Carpets to guest, bedrooms and sitting
- 'Coloured On' concrete driveway
- Fixed site costs + 7 Star Basix rating included
- Expected land rego Q3/26
- NB: Excludes fencing, landscaping, lightfittings and window coverings

THE RANGES

GLEDSWOOD HILLS



floor areas	(sqm)
ground	112.2
garage	33.5
porch	1.8
first	119.2
optional alfresco	11
total	277.7

room sizes	(mm)
garage	5450x5570
master	3530x4100
bed 2	3100x3600
bed 3	2950x3070
bed 4	2950x3070
sitting	4560x3750
kitchen	2600x3480
family	4200x3560
dining	5480x3000
theatre	3100x3050
guest	2830x2950
optional alfresco	3980x2760

LEGEND

101 — PROPOSED CONTOUR
PROPOSED RETAINING WALL
PROPOSED WATER
PROPOSED SEWER
PROPOSED STORMWATER AND PITS
PROPOSED EASEMENTS

(A) EASEMENT FOR DRAINAGE (2.00m WIDE)
(R) RETAINING WALL RESTRICTION & POSITIVE COVENANT (0.90m WIDE)
(BAL) BUSHFIRE ATTACK LEVEL - 12.5

* AREA SUBJECT TO FINAL SURVEY
* BEARING AND DISTANCES SUBJECT TO FINAL SURVEY

0 5 10 A4 1:250

NOTE:
ALL CONTOURS HAVE INTERVAL OF 0.5m (CONTOURS ARE APPROXIMATE ONLY)

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