



Brolen Homes

UPSTYLE

PROMOTION

FOR ONLY

\$5,990*

VALUED AT **\$36,000**

limited time only.

live in style with
BROLEN HOMES

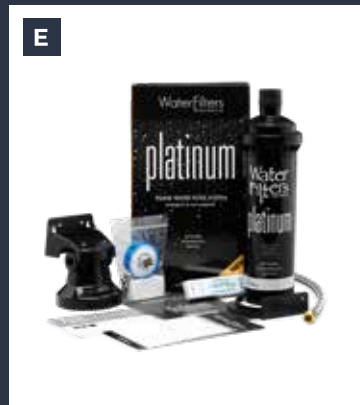
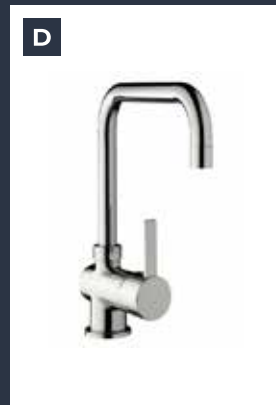
At Brolen Homes, we care about the little things, we don't strive to be the biggest builder. For us, it's all about ensuring our customers receive the care and attention of a small business, while still enjoying the benefits of our extensive network of resources. It is far more important for us to focus 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

- 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 Ensuities)

G FLOOR WASTES

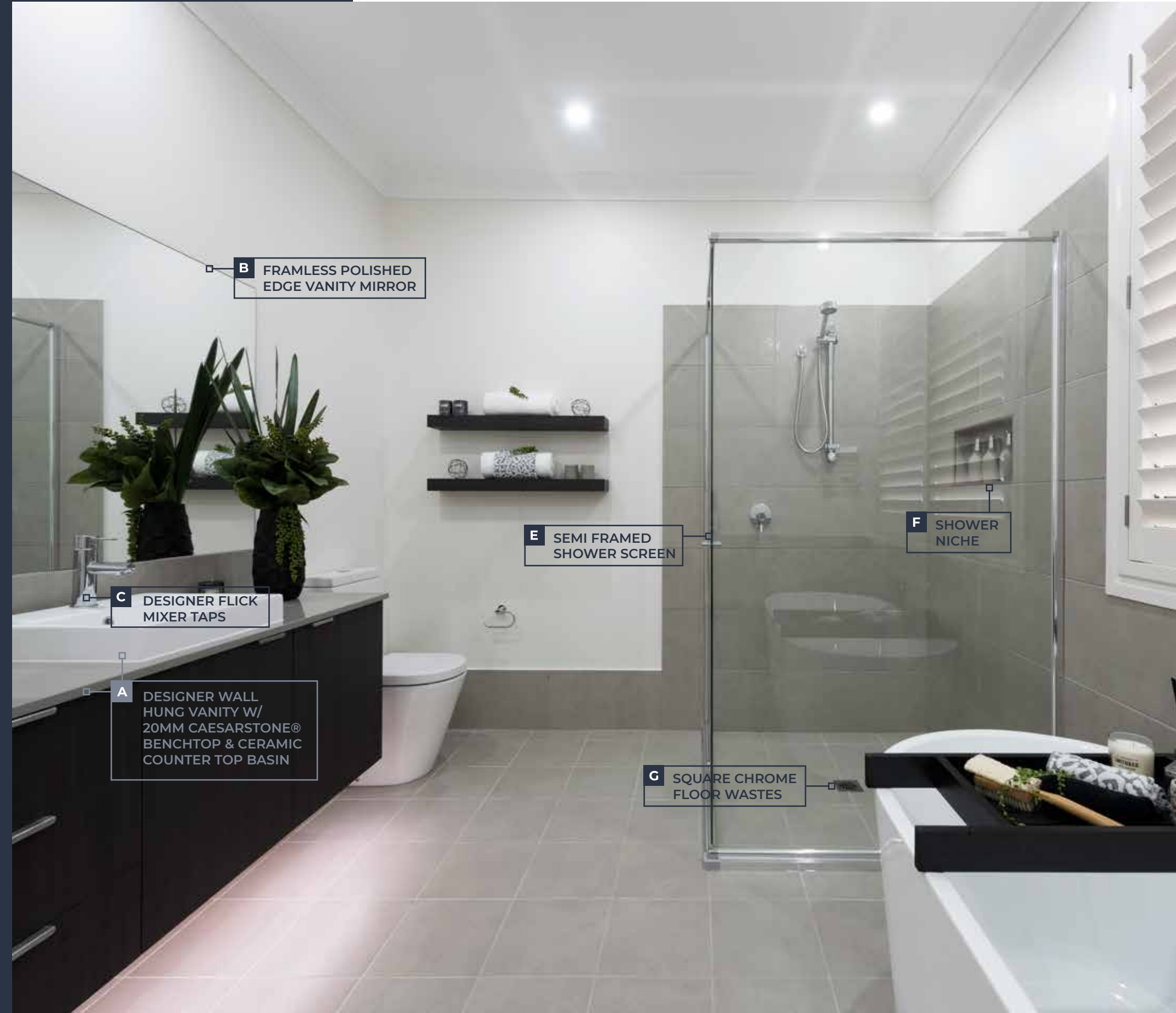
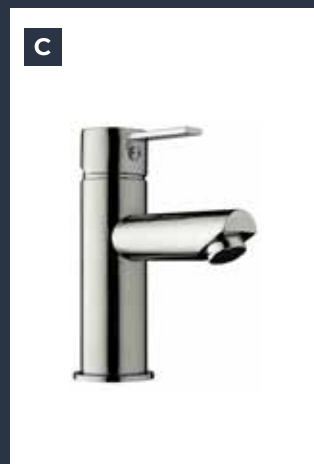
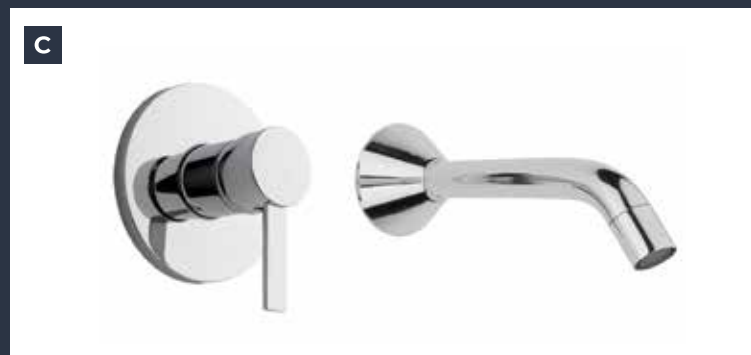
Square chrome floor wastes to all wet areas

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)

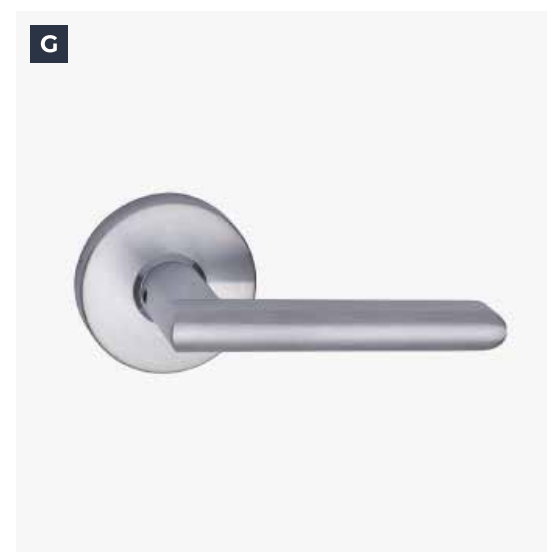
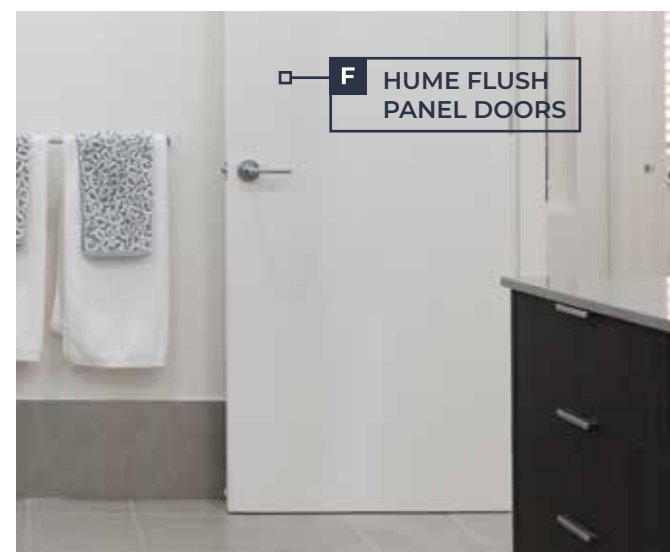
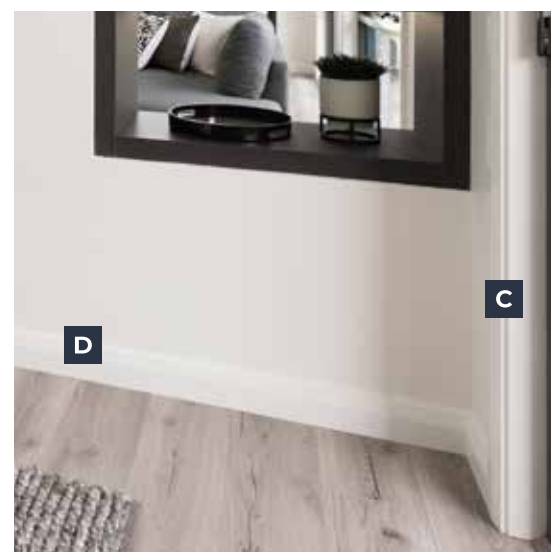
E 3 COAT PAINT SYSTEM
Upgrade to Taubmans Endure 3 coat paint system

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

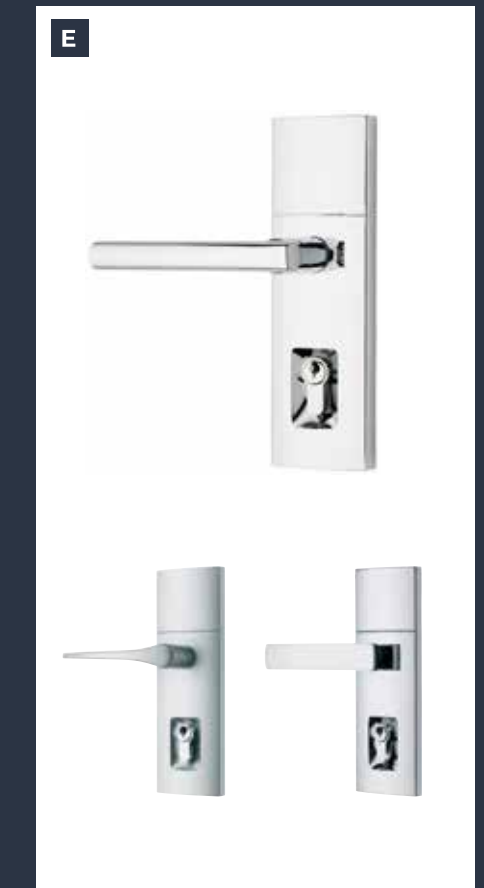
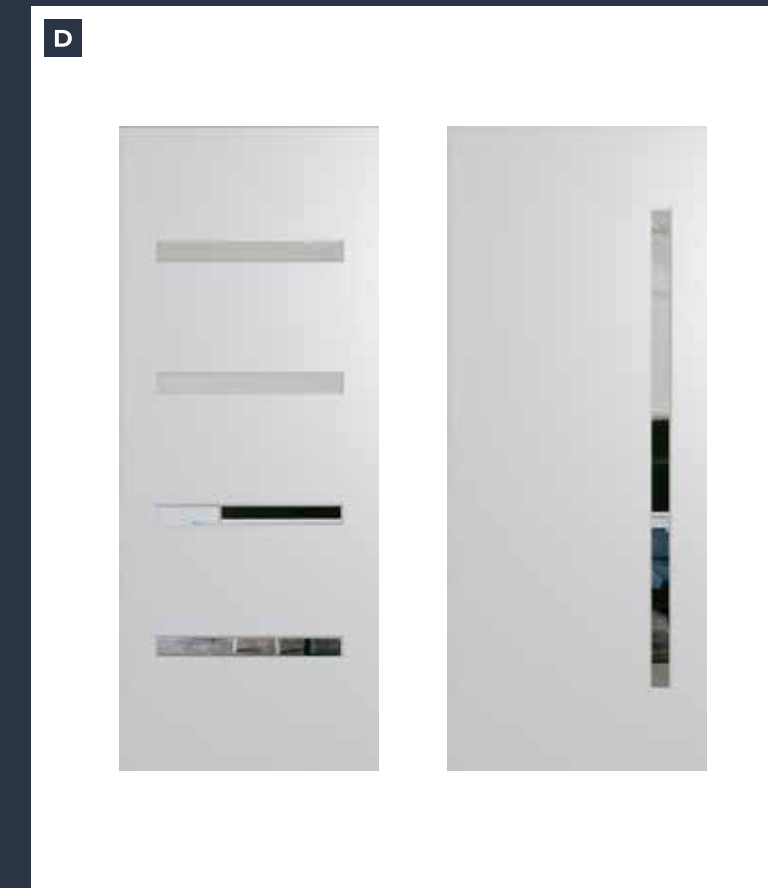
Upgrade the front entry to Hume 'VERVE' range (2040mm high) with translucent glazing to glass

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

PH 02 8776 8000 | www.brolenhomes.com.au



Important Notice: Images used in this brochure may depict items which are not supplied by Brolen Homes (such as landscaping and furniture) and other optional variations to the house which are not included in this upgrades promotion and incur additional charges. Images in this brochure may depict homes from other Brolen Homes design ranges. Some images may depict fixtures, finishes and features not supplied by Brolen Homes such as decking, downlights, internal and external replaces, window and household furnishings, and landscaping. The Upstyle Promotion for \$5,990 commences April 2018. This offer is based on the standard floorplans. Any variations to the standard floorplan may incur a cost to be borne by the client. Brolen Homes advises that items are subject to change without notice. The Upstyle Promotion may not be redeemed for cash or credit at contract. There are no credits for deleted items. Brolen Homes reserves the right to withdraw this offer at any time. For detailed home pricing, including details about the standard inclusions and charges for optional variations, please talk to one of our New Home consultants. Limited Time Only - 'Upstyle Promotion' Information in the brochure is correct at time of printing – April 2018. Builders License 268214C. ABN 46 167 001 210