



# HOUSE & LAND PACKAGE

*Lot 1, 36 Byron Road, Leppington*



Illustrative purposes only

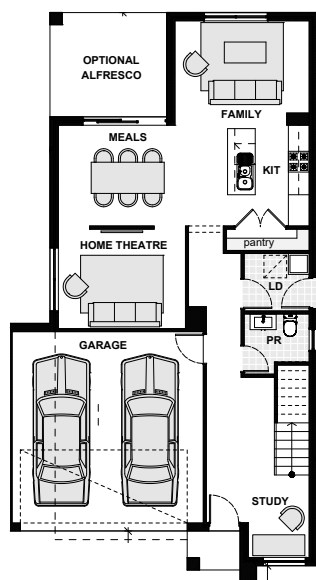


**FIXED  
PRICE**

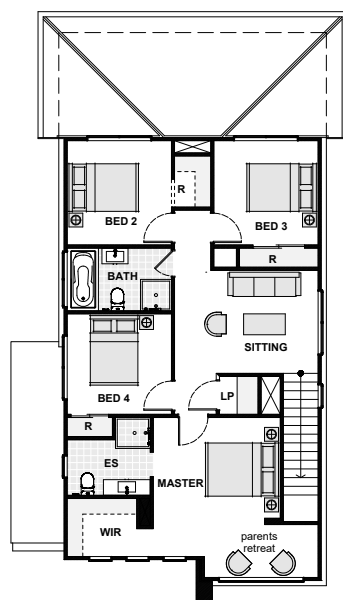
**\$845,393**

Land Price \$460,434  
House Price \$384,959

4 2.5 2



Ground Floor



First Floor

## PACKAGE INCLUSIONS

- ✓ **\$50,000 Upgrade GIVEAWAY** included for FREE
- ✓ **FREE** Ducted Actron Air Conditioning
- ✓ 20mm Caesarstone 'Standard Range' (20mm Pencil Edge) to kitchen bench tops and vanities + Dishwasher
- ✓ Soft close hinges to kitchen drawers and cupboards
- ✓ 900mm Westinghouse Stainless Steel Appliances
- ✓ Tiles to kitchen, family, dining and hallway
- ✓ Carpets to bedrooms, sitting room and home theatre
- ✓ Chainless vertical blinds to windows and sliding doors (exc. wet areas) + flyscreens to windows + 10 downlights
- ✓ 2590mm ceiling height downstairs only
- ✓ T2 Termite Resistant roof trusses and wall frames
- ✓ 'Coloured On' Concrete Driveway
- ✓ Turf to front yard, letterbox and clothes line
- ✓ Land Size 360.7m<sup>2</sup> | House size 221.1 m<sup>2</sup>
- ✓ Expected Land Registration August 2020



**Brolen Homes**

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**FINALIST 2017**  
HIA NSW Region  
Bathroom in a  
Display Home



**FINALIST 2018**  
HIA NSW Region  
Custom Built Home  
up to \$600,000



**FINALIST 2019**  
HIA NSW Region  
Custom Built Home  
\$600,001 - \$1 million

DISCLAIMER: All images and drawings including landscape plans are for illustrative purposes only, & should be used as a guide only. Purchasers are advised to refer to the Land Contract and or Builders Tender and Contract for precise dimensions, specifications and inclusions. Brolen Homes reserves the right to revise plans, specifications, materials and suppliers without notice. B.L. 268214C

