Lot 5069 proposed rd Cobbitty $1,414,360.00

Multi Dynamic
Your Dynamic Real Estate

MINIMUM 15M BLOCK WIDTH

House & Granny Flat Package



5 3 3 2

House Width	13.05 m
House Length	18.80 m

Home Specifications

Ground Floor	111.5 m²
Garage	32.8 m²
Porch	1.3 m²
Optional Alfresco	6.3 m²
Secondary Dwelling	55.8 m²
Total Area	23 sq / 209.8 m²

Brolen Homes

Homepay Package
ALPINE 23
Home Inclusions

- *12 MONTH FIXED PRICE*
- Metro Facade
- Upstyle Promotion to main house
- Ducted Actron Air Conditioning to main house and split system air to granny flat
- 20mm Engineered Stone Benchtops to Kitchen and Vanities
- 900mm Westinghouse Cooktop and Oven
- 2590mm Ceiling Height to Ground Floor
- Tiles to living areas
- Carpets to Bedrooms
- Tiled alfresco to house
- chainless vertical blinds & flyscreens
- landscaping & fences
- 50 LED Downlights
- site costs & 7 Star Basix Rating
- 'Coloured On' Concrete Driveway
- land size 458m2, land registration mid 26
- *Approved Homepay customers T&CA*
- *council fees NOT INCLUDED*

HOUSE PRICE	$594,460
LAND PRICE	$819,900

Multi Dynamic
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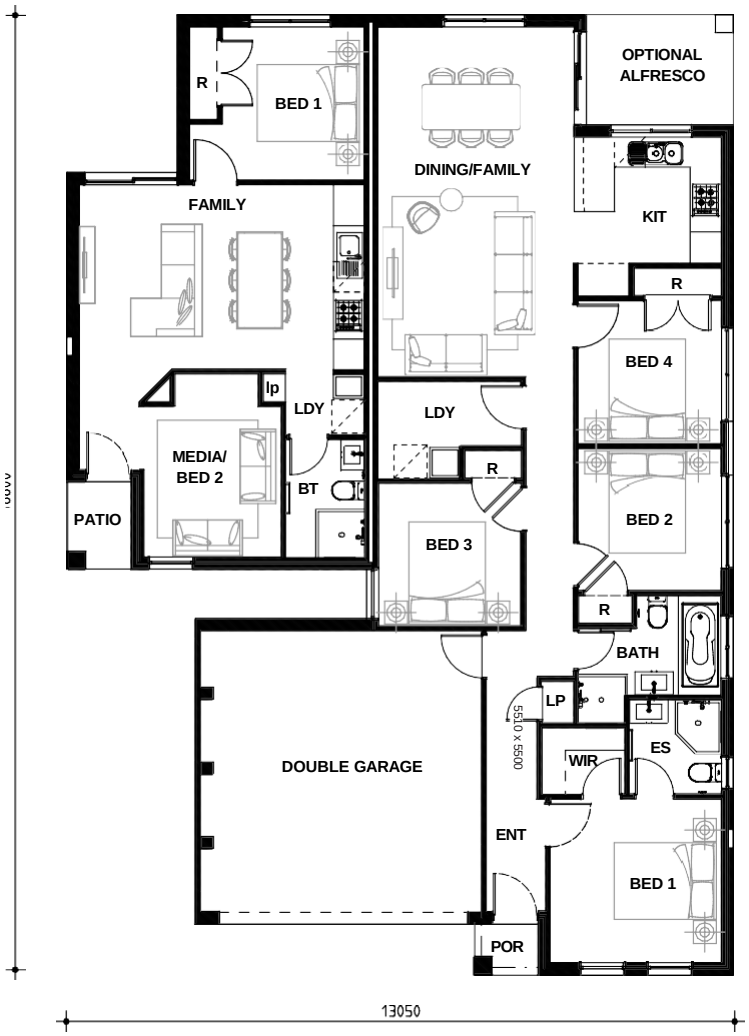
Build with Trusted Confidence





Alpine 23

An intelligent design that provides two separate living options under one roof, offering a comfortable, stylish, and private lifestyle for those looking for a little extra in their new home..

- Main home has 4 bedrooms with open plan living area leading to outdoor alfresco entertaining area
- Granny flat tucked privately to the rear

Room Measurements

Garage	5.5 x 5.5
Kitchen	2.3 x 2.5
Family/Dining	3.8 x 6.8
Master	3.3 x 3.2
Bed 2	2.8 x 2.8
Bed 3	2.8 x 2.8
Bed 4	2.8 x 2.8
Optional Alfresco	2.8 x 2.1

Secondary Dwelling

Bed 1	2.8 x 3.0
Family	5.5 3.5
Media/Bed 2	2.7 x 2.9

MD Developer
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HOMEPAYDISCLAIMER: * Comparison based on borrowing capacity estimates conducted on 14 June 2025 by Australian Finance Hub Pty Ltd ACN 616979689 Credit Representative Number 496108, authorised under Australian Credit Licence Number 389328. This does not constitute financial advice. Estimation made under general circumstances and may not reflect personal circumstances. Contact Australian Finance Hub for more information.

^ Assumes a couple with combined income of $250,000 p.a, 2 dependents, no existing debts, and standard living expenses. Compared against the lending criteria of major Australian banks using public borrowing calculators and internal models. Actual borrowing capacity will vary based on your financial situation, credit history, and lender policies. Figures are for illustrative purposes only and do not take into account your personal objectives, financial situation, or needs. This content is not legal or financial advice and should not be relied upon as such. Brolen Homes (ABN 46 167 001 210), Homepay (Aus) Pty Ltd (ABN 51 655 094 876) and Australian Finance Hub (ACN 616979689) recommend seeking independent professional advice before making any financial decisions.

Homepay loans are offered by Origin MMS, a division of Columbus Capital Pty Ltd (ABN 51 119 531 252, AFSL and ACL 337303). Full details available from Australian Finance Hub.

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.12.08.2025