Multi Dynamic
Your Dynamic Real Estate

BH Brolen Homes



UPSTYLE PROMOTION

More value for Less with Premium Inclusions



Illustrative purposes only.

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More Value for Less with Brolen

Multi Dynamic
Your Dynamic Real Estate

More value for less with up to $45,000 in premium upgrades*



Illustrative purposes only.

External Upgrades

Your home's exterior should be as inspiring as the life lived inside. With our Upstyle Promotion upgrades, you'll enjoy a home that captures attention from the very first glance. Each detail has been thoughtfully chosen to reflect your style, combining modern street appeal with lasting quality. Built with trusted brands and materials, your home becomes more than just a place to live - it becomes part of the lifestyle you've always dreamed of.



Illustrative purposes only.

External Upgrades



Colorbond Panel lift Garage Door

Automatic garage door opener with 2 remotes (not pictured)

Colorbond Fascia & Gutter

Colorbond®

Taubmans all weather exterior paint to all external paintable surfaces

TAUBMANS®

External Upgrades



Gainsborough trilock Cove Lianna front entry door lever set handle

Choice of Hume Vaucluse or Verve 820mm wide front entry door (not pictured, paint finish)



Architectural styled aluminium windows as per façade selection

Aluminium glass sliding door with key lock (not pictured)



Upstyle range floor tiles to entry porch

External tap to front & rear of home (not pictured)

External Upgrades



Your choice of Bristile Designer or Classic profile roof tiles (Colour and profile is subject to council and Basix requirements)

The Classic range brings a sense of enduring elegance to every home, with a curated palette of rich tones and finishes that elevate your design with confidence.

The Designer range captures the essence of modern living with a sleek, minimalist palette created to complement the architectural styles of today and beyond.

An impressive selection of colours, perfect for creating a standout look that reflects your style.

bristileroofing

Double Termite
PROTECTION



Upgrade to 90mm Hyne T2 treated pine termite
resistant timber frame and roof truss system.

Built for strength and peace of mind, T2 Blue offers 25 year protection against termites and borers. Backed by a CodeMark certified guarantee, it's a durable, compliant frame that supports the quality and integrity every Brolen home is known for.

HYNE TIMBER

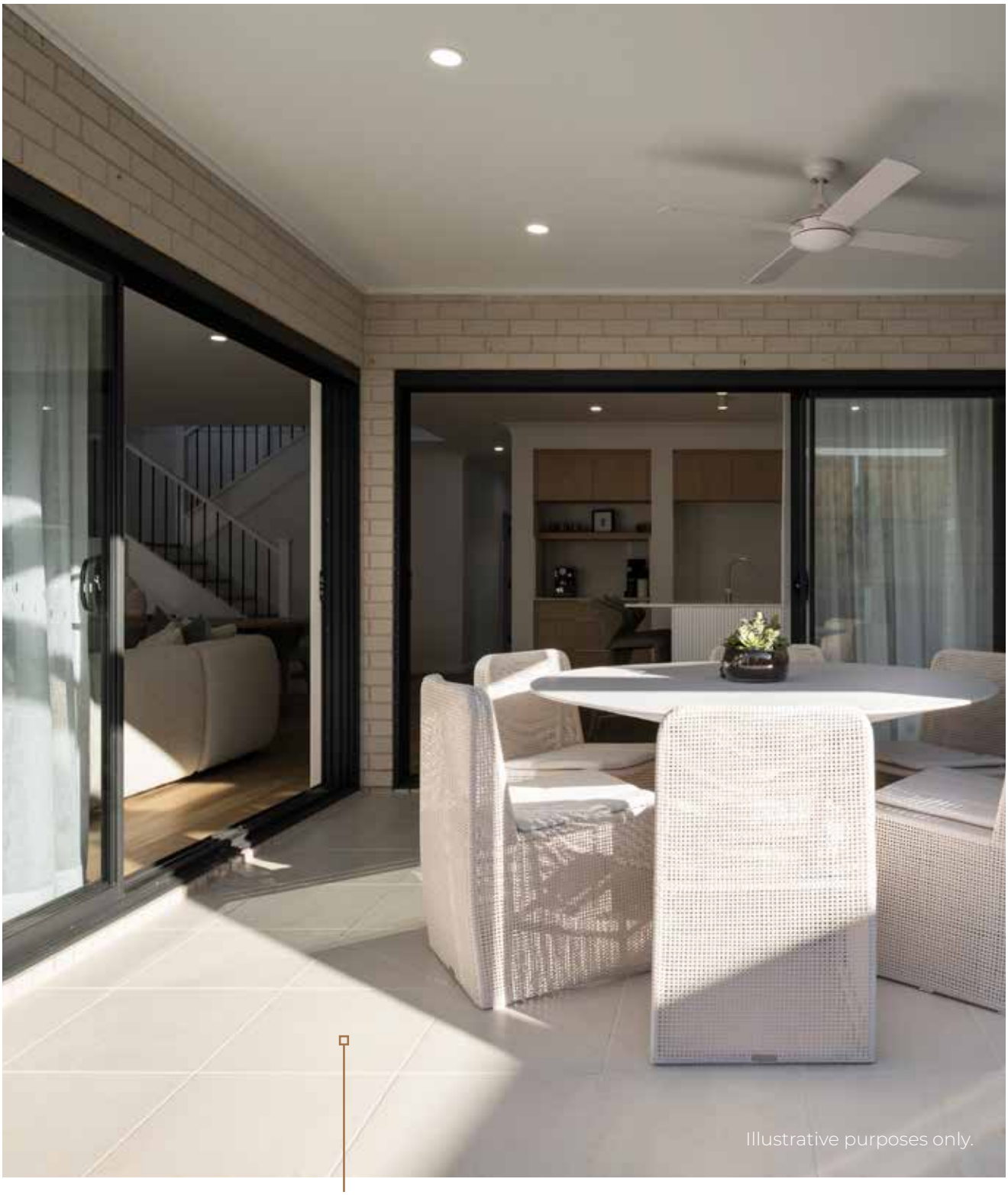
PLUS

TRITHOR
BETTER TERMITE SECURITY

Trithor complete Termite Management System

Engineered for confidence and built to last. Trithor provides certified, long-term termite protection through an advanced physical and chemical barrier that safeguards your home with proven compliance and peace of mind.

External Upgrades



Optional alfresco area is available on select home designs. Where included in the standard designs 'Optional Alfresco', this will include:
- Reinforced Concrete slab, Brick piers and roof over, Lined Ceiling with Gyprock & 90mm cove cornice, Single light point

Note: Option Alfresco is subject to the standard design and excludes Grand Alfresco. Additional items such as Floor Tiling, Stacker doors, Outdoor Kitchen, Speakers/Audio, Feature ceilings and ceiling fans as available as optional upgrades.

Internal Upgrades

It's the little touches that transform a house into a home. From high ceilings that enhance light and space to refined details like stylish cornices, skirtings and architraves, every element has been thoughtfully selected to create a sense of effortless sophistication. With a durable three coat paint finish and smart storage solutions that keep life beautifully organised, these upgrades bring everyday living to a whole new level.



Illustrative purposes only.

Internal Upgrades



2590mm high Internal ceiling heights to ground floor

2440mm high ceilings to first floor for double storey designs(not pictured)

90mm Cove Cornice

Internal Upgrades



92 x 18mm Pine half splayed skirtings throughout (No MDF)



67 x 18mm Pine half splayed architraves throughout

Internal Upgrades



White melamine shelving to Linen and Walk-in-pantry (x4 shelves)

White melamine shelving with hanging rail to all robes & Walk-in-robes (single shelf)
(not pictured)

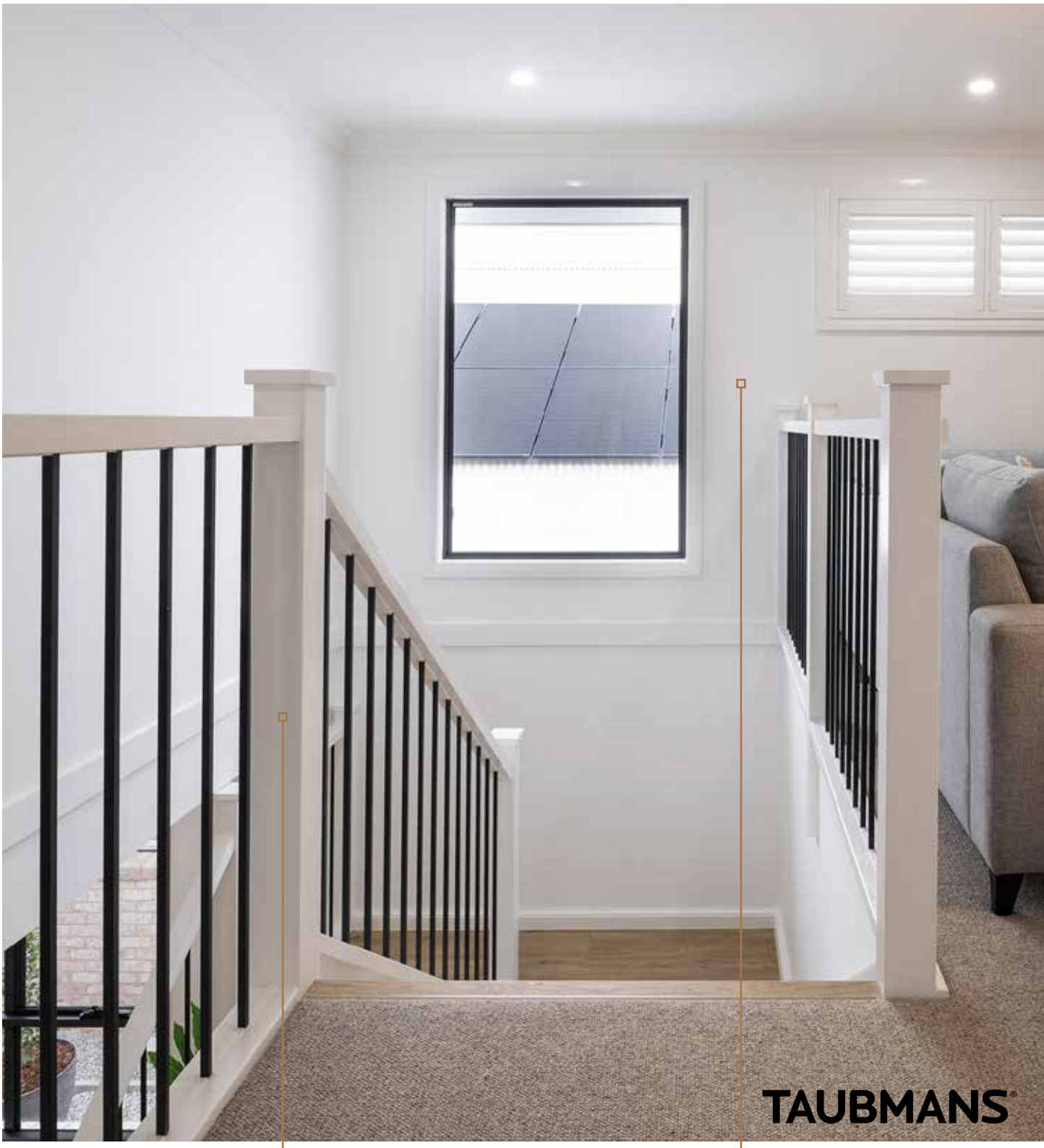


Gainsborough Bela internal door furniture.
Your choice of colours - Black, Satin chrome and bright chrome



Hume 2040mm high internal flush panel internal doors throughout

Internal Upgrades



Custom made internal staircase including Pine stringers, posts, handrail with medium density fibreboard (MDF) treads/risers and choice of stainless steel or black 12x12mm metal balusters

Taubmans 'Endure' 3 Coat Paint system to internal walls & ceilings
Taubmans Water Based Enamel to all interior woodwork

Kitchen Upgrades

A truly beautiful kitchen is about more than good looks, it is about craftsmanship, comfort and considered design. Our Upstyle kitchen upgrades feature luxury inclusions that elevate every moment, combining elegant finishes with smart functionality that integrates effortlessly into your everyday life.



Illustrative purposes only.

Kitchen Upgrades



Illustrative purposes only.

Choice of Upstyle range cupboard handles to the base cupboards & handle-free overhead cupboards (not pictured)

Dedicated fridge area with water connection point including single power point

Caesarstone Silica-free 20mm Pencil Edge Benchtop (M0/M1) range to the Kitchen (up to 15 available colours)

caesarstone

Kitchen Upgrades



Alder FLEX Sink Mixer Rectangular

Your choice of colour - Chrome, Black, Brushed Nickel & Brass

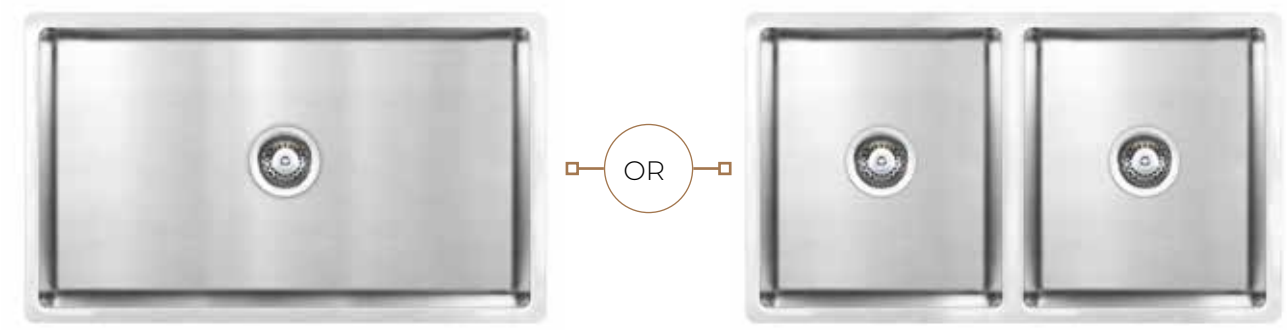
OR

Alder FLEX Gooseneck sink Mixer

Your choice of colour - Chrome, Black, Brushed Nickel & Brass



alder



Seima Leto 700 (Single 740mm bowl)

Your choice of colour - Chrome, Black, Brushed Nickel & Brass

OR

Seima Leto 750 (Double 750mm bowl)

Your choice of colour - Chrome, Black, Brushed Nickel & Brass

SEIMA

Kitchen Upgrades



Hettich Soft close hinges to kitchen joinery

Overhead cupboards above fridge space (Laminex Natural Finish Range Colours)



Custom European Designed Laminated Kitchen including base and overhead cupboards. (Laminex Natural Finish Range Colours) (not pictured)

Choice of Brushed Aluminium or Colour Match Laminex Kickboards to match cabinetry

Laminex®



Upstyle range ceramic tile splashback between benchtop and underside of overhead cupboards (not pictured)

Kitchen Upgrades



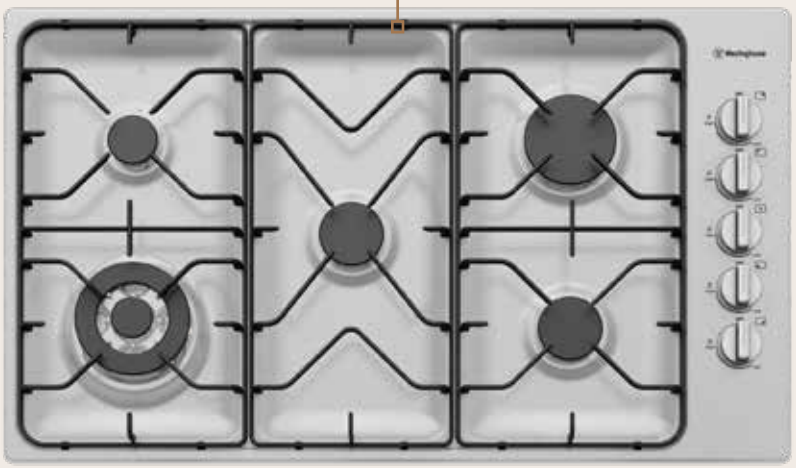
Westinghouse WVE9515SD 900mm Multi-Function 8 Oven, stainless steel



Westinghouse 900mm Ceramic Electric Cooktop

OR

Westinghouse 900mm Gas Cooktop SS



Kitchen Upgrades



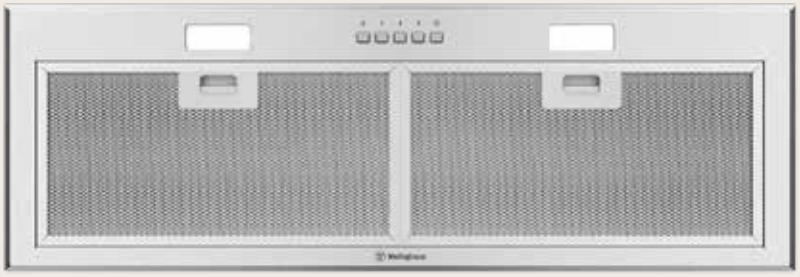
Westinghouse WRR904SB 90cm 3-Speed Twin-Fan Slide-out Rangehood

OR



Westinghouse WRC902SD-C 90cm stainless steel canopy Rangehood with 650m3/h extraction

OR



Westinghouse WRI815SC 86cm integrated Rangehood, stainless steel



Illustrative purposes only.

Bathroom & Ensuite Upgrades

Turn your bathroom into a serene retreat that balances form and function. With premium fittings, designer fixtures and timeless finishes, each element has been chosen to create a calm and refined atmosphere. Designed for both practicality and indulgence, it's a space to recharge, unwind and enjoy everyday comfort in style.



Illustrative purposes only.

Bathroom & Ensuite



Seima Syros 105 1500mm Freestanding Bath (192318--C) - No Overflow - White

Pop-Up plug & waste to bath with a choice of colour - Chrome, Black, Brushed Nickel & Brass (not pictured)

SEIMA

Bathroom & Ensuite



Designer Semi Frameless (2000mm high) shower screen (chrome) (not pictured)

Polished Edge frameless mirror above vanities tiled splashback

Obscure Glazing to Bathroom & Ensuite Windows

Upstyle Range Ceramic Floor and Wall tiles including 2100mm high wall tiles to Shower cubicle & 1200mm high wall tiles to the remaining area (Upstyle Tile Range not pictured)

Custom European Designed Laminated wall hung vanities

Hettich Soft close hinges to Vanity cupboards

Choice of Laminex Natural Finish Range Colours

Shower Tiled In wall Niche 400mm x 600mm (Subject to Design) - Bathroom & Ensuite Only (not pictured)

Square profile chrome floor waste to all wet areas (not pictured)

Caesarstone Silica Free 20mm Pencil Edge Benchtop (M0/M1) range to the Vanities (up to 15 available colours)

caesarstone Laminex

Bathroom & Ensuite



Your choice of Square Profile Above Counter & Inset basins OR Round Above Counter Basin

Everhard 74N0000 Nugleam 1TH Square Above Counter Basin

(tapware not included)

OR



Seima Kyra 010 ceramic basin - White Gloss Ceramic above counter basin (square)

OR



Seima Kyra 017 ceramic basin - White Gloss Ceramic inset above counter basin (square)

OR



Seima Syros 002 ceramic basin - White Gloss Ceramic inset above counter basin (round)

Bathroom & Ensuite

Alder FLEX Basin Mixer with a choice of colour - Chrome, Black, Brushed Nickel & Brass



Chrome



Black



Brushed Nickel



Brass

alder



Bathroom & Ensuite

Alder FRESCO Rail Shower HS375 including FLEX Wall Mixer with a choice of colour - Chrome, Black, Brushed Nickel & Brass



Chrome



Black



Brushed Nickel



Brass

Bathroom & Ensuite



Alder FLEX Wall Bath Mixer Set 170mm with a choice of colour - Chrome, Black, Brushed Nickel & Brass


Chrome

Black


Brushed Nickel


Brass

Bathroom & Ensuite

Alder WISH Single Towel Rail 600mm with a choice of colour - Chrome, Black, Brushed Nickel & Brass


Chrome


Black


Brushed Nickel


Brass

Alder WISH Hand Towel 300mm with a choice of colour - Chrome, Black, Brushed Nickel & Brass


Chrome


Black


Brushed Nickel


Brass

Alder WISH Toilet Roll Holder with a choice of colour - Chrome, Black, Brushed Nickel & Brass


Chrome


Black


Brushed Nickel


Brass


Seima Chios Vortex Flush Wall Faced toilet suite (192640)

Bathroom & Ensuite



Illustrative purposes only.

BASIX Inclusions

Every Brolen home is designed with smarter, energy-efficient features to help you achieve a 7 star BASIX rating with confidence. Your Upstyle Promotion includes the full BASIX process, from the initial assessment and fees to final certification.

Basix Inclusions



450mm eaves (subject to design)



Bradford Gold Ceiling and Wall insulation (to comply with Basix requirements)



Bradford Enviroseal sarking to underside of concrete roof tiles



Rinnai 26 Litre Gas Continuous Flow Hot Water System

3 star WELS rating shower heads (not pictured)

4 star WELS rating tapware (not pictured)

5 star WELS rating dual flush toilets (not pictured)



Slimline Colorbond rain water tank up to 3000L (Standard colour range & subject to design)

Automatic Door seal to external entry doors (not pictured)

Initial assessment, initial fees and subsequent certificate

Site Inclusions

From contract to completion, your Brolen home is backed by comprehensive site inclusions that take care of the essentials. Enjoy peace of mind with fixed pricing for 12 months, HIA contracts, warranty and certification, and all standard council applications. With engineered slabs, service connections and quality foundations included, your home is built on strength, reliability and lasting value from the ground up.

Site Inclusions

- Extended fixed base price
  (12 months from contract signing)
- HIA Contract, plans and specifications
- Home Owners Warranty and Certification
- Council & building certifier application fees/ Inspections (standard application only, will exclude additional council fees, contributions, town planning and other services)
- Even cut and fill up to 1000mm of site fall over the site contour
- Engineered & reinforced concrete slab to M class specifications (Subject to design and engineers specifications)
- 3-Phase electrical underground mains lead-in with single phase meter (up to 10m from dwelling)
- Mains water, Sewer and Stormwater connections to pre-existing town services (up to 10m from dwelling)
- Gas connection is subject to Jemena Gas client contribution charges (site specific charges may apply)
- Interim or Final Occupation Certificate



Upstyle Inclusions

External	Upstyle Inclusions
Choice of 2 façade options (Classic and Metro for both single and double storey homes)	•
Upstyle range floor tiles to front entry porch	•
Optional alfresco area is available on select home designs. Where included in the standard designs 'Optional Alfresco', this will include: - Reinforced Concrete slab - Brick piers and roof over - Lined Ceiling with Gyprock & 90mm cove cornice - Single light point Note: Option Alfresco is subject to the standard design and excludes Grand Alfresco. Additional items such as Floor Tiling, Stacker doors, Outdoor Kitchen, Speakers/Audio, Feature ceilings and ceiling fans as available as optional upgrades."	•
Your choice of Bristile Designer or Classic profile roof tiles (Colour and profile is subject to council and Basix requirements)	•
Architectural styled aluminium windows as per façade selection	•
Aluminium glass sliding door with key lock	•
External tap to front and rear of home	•
Choice of Hume Vaucluse or Verve 2040x820mm wide front entry door with a paint finish	•
Gainsborough Trilock Cove Lianna Double Cylinder Entrance in Bright Chrome, Satin Chrome & Matt Black finish	•
Colorbond sectional garage door	•
Automatic garage door opener with 2 remotes	•
Hyne T2 Blue termite treated (Termite resistant) timber frame and roof trusses	•
Trithor complete Termite Management System	•
6 year Structural Warranty	•

Internal	Upstyle Inclusions
2590mm high Internal ceiling heights to single storey designs	•
2590mm high Internal ceiling heights to ground floor & 2440mm high ceilings to first floor for double storey designs	•
90mm cove cornice throughout	•
92 x 18mm Pine half splayed skirtings throughout (No MDF)	•
67 x 18mm Pine half splayed architraves throughout (No MDF)	•
Hume 2040mm high internal flush panel internal doors throughout	•
Gainsborough Bela internal door furniture with your choice of colours - Black, Satin chrome and bright chrome	•
Custom made internal staircase including Pine stringers, posts, handrail with medium density fibreboard (MDF) treads/risers and choice of stainless steel or black 12 x 12mm metal balusters	•
Taubmans 'Endure' 3 Coat Paint system to internal walls	•
Taubmans 'Endure' 3 Coat Paint system to internal ceilings	•
Taubmans Water Based Enamel to all interior woodwork	•
Taubmans all weather exterior paint to all external paintable surfaces	•
White melamine shelving with hanging rail to all robes & Walk-in-robes (single shelf)	•
White melamine shelving to Linen and Walk-in-pantry (x4 shelves)	•

Basix Inclusions	Upstyle Inclusions
"Fixed Price" BASIX/NatHERS and Energy Package to comply with 7-Star NatHERS rating and 'BASIX 70' requirements Please note: a fixed price is based on Brolen Homes Standard designs, variation to design and window changes may incur additional costs"	•
Bradford Gold Ceiling and Wall insulation (to comply with Basix requirements)	•
Bradford Enviroseal sarking to underside of concrete roof tiles	•
450mm eaves (subject to design)	•
Slimline Colorbond rain water tank up to 3000L (Standard colour range & subject to design)	•
Rinnai 26 Litre Gas Continuous Flow Hot Water System	•
3 star WELS rating shower heads	•
4 star WELS rating tapware	•
5 star WELS rating dual flush toilets	•
Automatic Door seal to External entry doors	•
Initial assessment, initial fees and subsequent certificate	•

Site Inclusions	Upstyle Inclusions
Extend fixed base price (12 months -From contract signing)	•
HIA contract, plans and specifications	•
Home Owners Warranty and Certification	•
Council & building certifier application fees/Inspections (standard application only, will exclude additional council fees, contributions, town planning and other services)	•
Even cut and fill up to 1000mm of site fall over the site contour	•
Engineered & reinforced concrete slab to M class specifications (Subject to design and engineers specifications)	•
3-Phase electrical underground mains lead-in with single phase meter (up to 10m from dwelling)	•
Mains water, Sewer and Stormwater connections to pre-existing town services (up to 10m from dwelling)	•
Gas connection is subject to Jemena Gas client contribution charges (site specific charges may apply)	•
Interim or Final Occupation Certificate	•
Initial assessment, initial fees and subsequent certificate	•

Kitchen Joinery & Design	Upstyle Inclusions
Caesarstone Silica Free 20mm Pencil Edge Benchtop (M0/M1) range to the Kitchen (up to 15 available colours)	•
Custom European Designed Laminated Kitchen including base and overhead cupboards (Laminex Natural Finish Range Colours)	•
Choice of Brushed Aluminium or Colour Match Laminex Kickboards to match cabinetry	•
2200mm High Kitchen Joinery with Bulkhead above overhead cupboards	•
Overhead cupboards above fridge space (Laminex Natural Finish Range Colours)	•
Hettich Soft close hinges to kitchen joinery	•
Hettich InnoTech drawer system with 4 draws including cutlery insert	•
Choice of Upstyle range cupboard handles to the base cupboards & handle-free overhead cupboards	•
Microwave provision with single power point (Subject to Design)	•
Dishwasher provision with cold water connection point and single power point	•
Dedicated fridge area with water connection point including single power point	•
Kitchen Rangehood Ducted Externally	•
Upstyle range ceramic tile splashback between benchtop and underside of overhead cupboards	•
Choice of Seima Leto 700/750 (Single 740mm or Double Bowl 750mm) above mount kitchen sink	•
Alder FLEX Sink Mixer Rectangular OR Gooseneck sink Mixer with a choice of colour - Chrome, Black, Brushed Nickel & Brass	•
Walk-in Pantry (Subject to Design) 4 White Melamine Shelves	•

Appliances	Upstyle Inclusions
OVEN Westinghouse WVE9515SD 900mm Multi-Function 8 Oven, S/S	•
COOKTOP - Choice of Westinghouse 900mm Gas or Ceramic Electric Cooktop Westinghouse WHG953SB 900mm 5 Burner Gas Cooktop Including Wok Burner F/F - OR Westinghouse WHC942BC 900mm Ceramic Cooktop 4 Element Front Knob Control	•
RANGEHOOD -Choice of Westinghouse 900mm Slide out, Canopy or Integrated Rangehood Westinghouse WRR904SB 90cm 3 Speed Twin FanSlide Out Rangehood Westinghouse WRC902SD--C 90cm stainless steel canopy Rangehood with 650m3/h extraction Westinghouse WRI815SC 86cm integrated Rangehood, stainless steel	•

Bathroom & Ensuite	Upstyle Inclusions
Caesarstone Silica Free 20mm Pencil Edge Benchtop (M0/M1) range to the Vanities (up to 15 available colours)	•
Custom European Designed Laminated wall hung vanities	•
Choice of Laminex Natural Finish Range Colours	•
Hettich Soft close hinges to Vanity cupboards	•
Upstyle Range Ceramic Floor and Wall tiles including 2100mm high wall tiles to Shower Cubical & 1200mm high wall tiles to the remaining area	•
Polished Edge frameless mirror above vanities tiled splashback	•
Square profile chrome floor waste to all wet areas	•
Designer Semi Frameless (2000mm high) shower screen (chrome)	•
Shower Tiled In wall Niche 400mm x 600mm (Subject to Design) - Bathroom & Ensuite Only	•
Obscure Glazing to Bathroom & Ensuite Windows	•
BASINS - Choice of Square Profile Above Counter & Inset basins OR Round Above Counter Basin Everhard 74N0000 Nugleam 1TH Square Above Counter Basin Seima Kyra 017 ceramic basin - White Gloss Ceramic inset above counter basin (square) Seima Kyra 010 ceramic basin - White Gloss Ceramic above counter basin (square) Seima Syros 002 ceramic basin - White Gloss Ceramic inset above counter basin (round)	•
Pop-Up plug & waste to vanity basins with a choice of colour - Chrome, Black, Brushed Nickel & Brass	•
BATH Seima Syros 105 1500mm Freestanding Bath (192318--C) - No Overflow - White Pop-Up plug & waste to bath with a choice of colour - Chrome, Black, Brushed Nickel & Brass	•
TOILET Seima Chios Vortex Flush Wall Faced toilet suite (192640)	•
TAPWARE & ACCESSORIES Alder FRESCO Rail Shower HS375 including FLEX Wall Mixer with a choice of colour - Chrome, Black, Brushed Nickel & Brass Alder FLEX Basin Mixer with a choice of colour - Chrome, Black, Brushed Nickel & Brass Alder FLEX Wall Bath Mixer Set 170mm with a choice of colour - Chrome, Black, Brushed Nickel & Brass Alder WISH Hand Towel 300mm with a choice of colour - Chrome, Black, Brushed Nickel & Brass Alder WISH Single Towel Rail 600mm with a choice of colour - Chrome, Black, Brushed Nickel & Brass Alder WISH Toilet Roll Holder with a choice of colour - Chrome, Black, Brushed Nickel & Brass	•

Multi Dynamic
Your Dynamic Real Estate

Brolen Homes

UPSTYLE PROMOTION

Build with Trusted Confidence





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

MD Developer
1234
md.developer@multidynamic.com.au

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