

ELEGANCE INCLUSIONS PRICE LIST

TOOWOOMBA

EFFECTIVE 27TH FEBRUARY 2017

THE **BIG** NEW HOME **SALE**

UP TO **\$30,000 OFF***

TWO STOREY HOMES

UP TO **\$14,000 OFF***

SINGLE STOREY HOMES



Coral Homes

*Based on a Bahama 50 two storey home and a Daydream 32 single storey home in the Toowoomba price area in which the average price reduction for participating single storey homes is \$10,100 and for two storey homes \$24,000. See note on back page.

SINGLE STOREY HOMES
NARROW LOTS 9.5M+ TO 12.5M+ LOT WIDTHS

LOT WIDTH†	DESIGN	HOME SIZE						ELEGANCE PRICE	THE BIG NEW HOME SALE	
		m ²	sq	🛏	🛏	🚿	🚗		OPTION 1#	SALE PRICE
9.5M+	Brooklyn 14	126.31	13.6	3	1	2	1	\$149,400	\$138,000	\$11,400
	Brooklyn 13	117.87	12.7	3	1	2	1	\$147,900	\$136,600	\$11,300
10M+	Ascot 22 NEW	200.44	21.6	3	2	2	2 CARS	\$189,600	-	-
	Ascot 20 NEW	190.24	20.5	3	1	2	2 CARS	\$184,300	-	-
	Byron 18	164.29	17.7	3	1	2	1	\$171,200	\$161,900	\$9,300
	Byron 15	143.12	15.4	3	1	2	1	\$160,700	\$150,700	\$10,000
	Monterey 21	189.97	20.4	3	2	2	1	\$186,700	\$178,600	\$8,100
	Monterey 20	182.83	19.7	4	2	2	1	\$183,200	\$173,900	\$9,300
	Monterey 18	165.97	17.9	4	1	2	1	\$173,900	\$165,200	\$8,700
12M+	Manhattan 25 MKII	232.00	25.0	3	2	2	2	\$209,900	\$197,500	\$12,400
	Manhattan 25	232.00	25.0	4	2	2	2	\$206,300	\$193,800	\$12,500
	Manhattan 23	215.23	23.2	4	2	2	2	\$196,200	\$183,500	\$12,700
	Manhattan 21	198.00	21.3	4	1	2	2	\$186,000	\$175,500	\$10,500
	Manhattan 19	172.63	18.6	3	1	2	2	\$171,300	-	-
12.5M+	Newport 20	184.68	19.9	4	1	2	2	\$180,500	\$169,900	\$10,600
	Avoca 26	239.42	25.8	4	2	2	2	\$212,300	\$202,200	\$10,100
	Avoca 23	209.76	22.6	3	2	2	2	\$195,400	\$185,100	\$10,300
	Avoca 20	187.34	20.2	3	1	2	2	\$185,700	\$175,000	\$10,700
	Capri 25 NEW	229.32	24.7	4	3	2	2	\$201,700	-	-
	Capri 22 NEW	204.16	22.0	4	3	2	2	\$187,400	-	-
	Capri 20 NEW	185.48	20.0	4	2	2	2	\$178,400	-	-
	Capri 19 NEW	176.92	19.0	4	1	2	2	\$178,400	-	-
	Grange 25 NEW	230.80	24.8	4	3	2	2	\$199,800	-	-
	Grange 23 NEW	211.65	22.8	4	2	2	2	\$191,900	-	-
	Grange 22 NEW	205.08	22.1	4	2	2	2	\$188,800	-	-
	Grange 21 NEW	200.13	21.5	4	2	2	2	\$186,100	-	-
	Grange 20 NEW	190.51	20.5	4	2	2	2	\$181,000	-	-
	Kingscliff 23	210.40	22.7	4	2	2	2	\$191,500	\$181,200	\$10,300
	Kingscliff 21	197.81	21.3	4	2	2	2	\$186,500	\$176,300	\$10,200
	Kirra 23	213.11	22.9	4	2	2	2	\$191,500	\$182,700	\$8,800
	Musgrave 21	195.85	21.1	3	2	2	2	\$179,800	\$170,100	\$9,700
	Newport 19	173.66	18.7	4	1	2	2	\$175,200	\$164,300	\$10,900
	Noosa 25 MKII	231.41	24.9	4	2	2	2	\$207,100	\$197,100	\$10,000
	Noosa 23 MKII	218.08	23.5	4	2	2	2	\$198,000	\$187,300	\$10,700
	Noosa 23	210.04	22.6	4	2	2	2	\$192,700	\$181,700	\$11,000
	Noosa 20	187.64	20.2	3	2	2	2	\$178,800	\$167,900	\$10,900
	Sapphire 19	179.30	19.3	3	2	2	2	\$178,000	\$167,900	\$10,100

TWO STOREY HOMES
10M+ TO 17M+ LOT WIDTHS

LOT WIDTH†	DESIGN	HOME SIZE						ELEGANCE PRICE	THE BIG NEW HOME SALE	
		m ²	sq	🛏	🛏	🚿	🚗		OPTION 1#	SALE PRICE
10M+	Cottesloe 36	332.79	35.8	5	3	3	2	\$339,600	\$314,500	\$25,100
	Cottesloe 31	291.29	31.3	4	3	2.5	2	\$301,400	\$275,000	\$26,400
	Cottesloe 27	250.24	26.9	4	1	2	2	\$284,400	-	-
12.5M+	Hampton 26	237.78	25.6	4	2	2.5	2	\$259,500	\$234,100	\$25,400
	Alto 30 NEW	275.15	29.6	4	3	2.5	2	\$294,400	-	-
	Alto 27 NEW	255.50	27.5	4	3	2.5	2	\$283,100	-	-
	Alto 24 NEW	220.11	23.7	4	2	2.5	2	\$264,300	-	-
14M+	Alto 35 NEW	323.74	34.8	4	3	2.5	2	\$328,100	-	-
	Alto 31 NEW	285.01	30.7	4	3	2.5	2	\$301,500	-	-
	Alto 28 NEW	263.20	25.3	4	3	2.5	2	\$289,800	-	-
14.5M+	Alto 25 NEW	235.44	25.3	4	2	2.5	2	\$272,100	-	-
	Bahama 37	340.22	36.6	4	3	2.5	2	\$321,300	\$308,200	\$13,100
	Bahama 33	303.23	32.6	4	3	2.5	2	\$302,000	\$278,000	\$24,000
16M+	Bronte 40	375.75	40.4	5	3	2.5	2	\$355,700	\$330,800	\$24,900
	Bronte 38	358.11	38.5	4	3	2.5	2	\$337,400	\$314,400	\$23,000
17M+	Bahama 50	464.81	50.0	4	5	4	2	\$401,600	\$371,200	\$30,400

SINGLE STOREY HOMES
TRADITIONAL LOTS 14M+ TO 20M+ LOT WIDTHS

LOT WIDTH†	DESIGN	HOME SIZE						ELEGANCE PRICE	THE BIG NEW HOME SALE	
		m ²	sq	🛏	🛏	🚿	🚗		OPTION 1#	SALE PRICE
14M+	Grange 29 NEW	270.39	29.1	4	2	2	2	\$221,700	-	-
	Grange 28 NEW	259.84	28.0	4	3	2	2	\$216,100	-	-
	Grange 26 NEW	239.83	25.8	4	3	2	2	\$203,800	-	-
	Grange 24 NEW	227.39	24.5	4	3	2	2	\$199,000	-	-
	Santorini 25	233.09	25.1	4	2	2	2	\$205,600	\$195,600	\$10,000
14.5M+	Santorini 23	216.64	23.3	4	2	2	2	\$197,100	\$187,100	\$10,000
	Santorini 20	189.69	20.4	3	1	2	2	\$179,400	\$169,100	\$10,300
	Santorini 26	240.31	25.9	4	2	2	2	\$208,900	\$199,100	\$9,800
15M+	Santorini 25 MKII	234.61	25.3	4	2	2	2	\$205,100	\$195,100	\$10,000
	Santorini 23 MKII	218.46	23.5	4	2	2	2	\$195,200	\$185,000	\$10,200
16M+	Avoca 25	233.99	25.2	4	2	2	2	\$208,800	\$198,900	\$9,900
17M+	Noosa 28	260.36	28.0	4	3	2	2	\$223,100	\$213,300	\$9,800
	Noosa 26	246.26	26.5	4	3	2	2	\$209,800	\$199,900	\$9,900
18M+	Noosa 25	237.70	25.6	4	2	2	2	\$207,100	\$197,200	\$9,900
	Noosa 29	273.33	29.4	5	3	2	2	\$228,600	\$218,900	\$9,700
18.5M+	Marcoola 27	248.52	26.7	4	2	2	2	\$213,300	\$203,400	\$9,900
	Barkley 11	101.50	10.9	3	1	1	1	\$127,400	\$121,000	\$6,400
	Daydream 32	296.41	31.9	4	4	2	2	\$231,100	\$216,500	\$14,600
20M+	Daydream 30	282.54	30.4	4	3	2	2	\$230,500	\$221,000	\$9,500
	Daydream 28	261.38	28.1	4	3	2	2	\$217,900	\$208,100	\$9,800
	Barkley 12	110.64	11.9	3	1	1	1	\$133,700	\$121,200	\$12,500
20M+	Casuarina 34	311.41	33.5	5	3	2	2	\$244,800	\$236,000	\$8,800
	Casuarina 32	303.24	32.6	4	4	2	2	\$238,400	\$229,400	\$9,000
	Casuarina 30	278.58	30.0	4	3	2	2	\$231,600	\$222,300	\$9,300
	Marcoola 32	300.09	32.3	4	3	2	2	\$238,300	\$228,400	\$9,900
	Marcoola 30	275.15	29.6	4	3	2	2	\$228,100	\$217,900	\$10,200

ACREAGE HOMES
33M+ TO 38M+ LOT WIDTHS

LOT WIDTH†	DESIGN	HOME SIZE						ELEGANCE PRICE	THE BIG NEW HOME SALE	
		m ²	sq	🛏	🛏	🚿	🚗		OPTION 1#	SALE PRICE
33M+	Winton 26	244.00	26.3	4	2	2	2	\$210,700	\$200,600	\$10,100
36M+	Cloncurry 37	344.68	37.1	4	3	2	2	\$276,900	\$267,500	\$9,400
	Longreach 33	302.44	32.6	4	3	2	2	\$243,600	\$234,000	\$9,600
38M+	Diamantina 37	344.10	37.0	4	3	2	2	\$271,900	\$262,600	\$9,300

Prices shown include the following:

- ✓ Up to \$2,500 building approval and water connection fee allowance
- ✓ N2 (N3 to Acreage Homes range only)
- ✓ R3.0 insulation to internal ceiling areas
- ✓ R1.5 wall insulation and sisalation to all external walls

FIRST HOME BUYERS
TAKE ANOTHER
\$20,000 OFF

For more information go to www.osr.qld.gov.au

*Two storey price reduction shown is based on a Bahama 50 and single storey price reduction shown is based on a Daydream 32. Price reductions are based on homes with Elegance inclusions in the Toowoomba price area in which the average price reduction for participating single storey homes is \$10,100 and for two storey homes \$24,000. The Big New Home Sale is available for homes with Elegance inclusions specification only. †To take advantage of The Big New Home Sale you must choose one only of the three options stated in The Big New Home Sale brochure (ie Option 1, Option 2 or Option 3). A copy of The Big New Home Sale brochure can be obtained at a Coral Homes display centre. The Option 1 prices shown are not available in conjunction with Option 2 or Option 3. Furthermore, The Big New Home Sale is not available in conjunction with any other offer from Coral Homes unless specified in writing from Coral Homes' Head Office. The Big New Home Sale is available for new home preliminary agreements entered into commencing 11th June 2016. Full terms and conditions can be found at www.coralhomes.com.au/terms-conditions. †Saving represents the difference between the Elegance Price and Option 1 Sale Price shown. †Lot width is based on Designer facade and is to be used as a guide only. Lot width requirements may change due to developer covenants and Local Authority guidelines. QBCC 50792 / 1014053.