

PRICE LIST  
NEWCASTLE, CENTRAL COAST

DESIGNER

CHOOSE DESIGNER INCLUSIONS AND PAY

UP TO \$20,000 LESS\*

FOR YOUR NEW HOME COMPARED TO ELEGANCE INCLUSIONS

CORAL HOMES

\*See note over page.

# PRICE LIST DESIGNER INCLUSIONS

Newcastle, Central Coast Area.  
Prices Effective 31st July 2017.  
Geographic restrictions apply.

Prices shown include the following:

- ✓ Up to \$2,400 building approval and water connection fee allowance
- ✓ N2 wind rating (N3 to Acreage Homes range only)

NOTE: Additional costs may apply for BASIX compliance

## FIRST HOME BUYERS TAKE ANOTHER \$10,000 OFF FIRST HOME OWNER GRANT

For more information go to [www.osr.nsw.gov.au/grants](http://www.osr.nsw.gov.au/grants)

### SINGLE STOREY HOMES TRADITIONAL LOTS

| LOT WIDTH† | DESIGN            | HOME SIZE      |        | Beds | Baths | Carports | Garage | PRICE     |
|------------|-------------------|----------------|--------|------|-------|----------|--------|-----------|
|            |                   | m <sup>2</sup> | sq     |      |       |          |        |           |
| 14M+       | Grange 29         | NEW            | 270.39 | 29.1 | 4     | 2        | 2      | \$217,400 |
|            | Grange 28         | NEW            | 259.84 | 28.0 | 4     | 3        | 2      | \$211,300 |
|            | Grange 26         | NEW            | 239.83 | 25.8 | 4     | 3        | 2      | \$198,500 |
|            | Grange 24         | NEW            | 227.39 | 24.5 | 4     | 3        | 2      | \$191,700 |
|            | Santorini 25      |                | 233.09 | 25.1 | 4     | 2        | 2      | \$199,800 |
|            | Santorini 23      |                | 216.64 | 23.3 | 4     | 2        | 2      | \$191,100 |
| 14.5M+     | Santorini 26      |                | 240.31 | 25.9 | 4     | 2        | 2      | \$203,700 |
|            | Santorini 25 MKII |                | 234.61 | 25.3 | 4     | 2        | 2      | \$200,700 |
| 15M+       | Avoca 25          |                | 233.99 | 25.2 | 4     | 2        | 2      | \$203,300 |
|            | Noosa 28          |                | 260.36 | 28.0 | 4     | 3        | 2      | \$217,400 |
|            | Noosa 26          |                | 246.26 | 26.5 | 4     | 3        | 2      | \$205,400 |
|            | Noosa 25          |                | 237.70 | 25.6 | 4     | 2        | 2      | \$201,700 |
| 16M+       | Noosa 29          |                | 273.33 | 29.4 | 5     | 3        | 2      | \$223,600 |
| 18M+       | Daydream 32       |                | 296.41 | 31.9 | 4     | 4        | 2      | \$234,500 |
|            | Daydream 30       |                | 282.54 | 30.4 | 4     | 3        | 2      | \$227,500 |
|            | Daydream 28       |                | 261.38 | 28.1 | 4     | 3        | 2      | \$214,200 |
| 18.5M+     | Barkley 12        |                | 110.64 | 11.9 | 3     | 1        | 1      | \$127,500 |
| 20M+       | Casuarina 34      |                | 311.41 | 33.5 | 5     | 3        | 2      | \$243,900 |
|            | Casuarina 30      |                | 278.58 | 30.0 | 4     | 3        | 2      | \$228,300 |
|            | Marcoola 32       |                | 300.09 | 32.3 | 4     | 3        | 2      | \$247,200 |
|            | Marcoola 30       |                | 275.15 | 29.6 | 4     | 3        | 2      | \$225,800 |

### ACREAGE

| LOT WIDTH† | DESIGN        | HOME SIZE      |        | Beds | Baths | Carports | Garage | PRICE     |
|------------|---------------|----------------|--------|------|-------|----------|--------|-----------|
|            |               | m <sup>2</sup> | sq     |      |       |          |        |           |
| 33M+       | Winton 26     |                | 244.00 | 26.3 | 4     | 2        | 2      | \$203,500 |
| 36M+       | Cloncurry 37  |                | 344.68 | 37.1 | 4     | 3        | 2      | \$274,700 |
|            | Longreach 33  |                | 302.44 | 32.6 | 4     | 3        | 2      | \$239,600 |
| 38M+       | Diamantina 37 |                | 344.10 | 37.0 | 4     | 3        | 2      | \$270,100 |

### NEW RANGE URBAN LIVING

| LOT WIDTH† | DESIGN   | HOME SIZE      |        | Beds | Baths | Carports | Garage | PRICE     |
|------------|----------|----------------|--------|------|-------|----------|--------|-----------|
|            |          | m <sup>2</sup> | sq     |      |       |          |        |           |
| 10M+       | Ascot 21 | NEW            | 192.00 | 20.7 | 3     | 2        | 2      | \$187,500 |
|            | Ascot 19 | NEW            | 179.97 | 19.4 | 3     | 1        | 2      | \$179,000 |
|            | Ascot 18 | NEW            | 168.00 | 18.1 | 3     | 1        | 2      | \$173,800 |

†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. \*Accommodates 2 small cars; garage size is 5800 x 5360.  
QBCC 50792/1014053 & OFT 62084C.

### SINGLE STOREY HOMES NARROW LOTS

| LOT WIDTH†  | DESIGN            | HOME SIZE      |        | Beds | Baths | Carports | Garage    | PRICE     |
|-------------|-------------------|----------------|--------|------|-------|----------|-----------|-----------|
|             |                   | m <sup>2</sup> | sq     |      |       |          |           |           |
| 9.5M+       | Brooklyn 14       |                | 126.31 | 13.6 | 3     | 1        | 2         | \$142,300 |
|             | Brooklyn 13       |                | 117.87 | 12.7 | 3     | 1        | 2         | \$139,300 |
| 10M+        | Ascot 22          | NEW            | 200.44 | 21.6 | 3     | 2        | 2         | \$183,600 |
|             | Ascot 20          | NEW            | 190.24 | 20.5 | 3     | 1        | 2         | \$179,300 |
|             | Byron 18          |                | 164.29 | 17.7 | 3     | 1        | 2         | \$165,100 |
|             | Byron 15          |                | 143.12 | 15.4 | 3     | 1        | 2         | \$152,500 |
|             | Monterey 21       |                | 189.97 | 20.4 | 3     | 2        | 2         | \$180,700 |
|             | Monterey 20       |                | 182.83 | 19.7 | 4     | 2        | 2         | \$177,600 |
|             | Monterey 18       |                | 165.97 | 17.9 | 4     | 1        | 2         | \$167,500 |
| 12M+        | Manhattan 25 MKII |                | 232.00 | 25.0 | 3     | 2        | 2         | \$204,300 |
|             | Manhattan 25      |                | 232.00 | 25.0 | 4     | 2        | 2         | \$201,900 |
|             | Manhattan 23      |                | 215.23 | 23.2 | 4     | 2        | 2         | \$191,200 |
|             | Manhattan 21      |                | 198.00 | 21.3 | 4     | 1        | 2         | \$180,000 |
| 12.5M+      | Manhattan 19      |                | 172.63 | 18.6 | 3     | 1        | 2         | \$166,100 |
|             | Avoca 26          |                | 239.42 | 25.8 | 4     | 2        | 2         | \$207,300 |
|             | Avoca 23          |                | 209.76 | 22.6 | 3     | 2        | 2         | \$189,100 |
|             | Capri 25          | NEW            | 229.32 | 24.7 | 4     | 3        | 2         | \$198,800 |
|             | Capri 22          | NEW            | 204.16 | 22.0 | 4     | 3        | 2         | \$182,300 |
|             | Capri 20          | NEW            | 185.48 | 20.0 | 4     | 2        | 2         | \$175,000 |
|             | Capri 19          | NEW            | 176.92 | 19.0 | 4     | 1        | 2         | \$172,200 |
|             | Grange 25         | NEW            | 230.80 | 24.8 | 4     | 3        | 2         | \$195,000 |
|             | Grange 23         | NEW            | 211.65 | 22.8 | 4     | 2        | 2         | \$186,000 |
|             | Grange 22         | NEW            | 205.08 | 22.1 | 4     | 2        | 2         | \$182,700 |
|             | Grange 21         | NEW            | 200.13 | 21.5 | 4     | 2        | 2         | \$179,700 |
|             | Grange 20         | NEW            | 190.51 | 20.5 | 4     | 2        | 2         | \$174,000 |
|             | Kingscliff 23     |                | 210.40 | 22.7 | 4     | 2        | 2         | \$186,100 |
|             | Kingscliff 21     |                | 197.81 | 21.3 | 4     | 2        | 2         | \$180,800 |
|             | Kirra 23          |                | 213.11 | 22.9 | 4     | 2        | 2         | \$186,500 |
|             | Musgrave 21       |                | 195.85 | 21.1 | 3     | 2        | 2         | \$174,000 |
|             | Newport 19        |                | 173.66 | 18.7 | 4     | 1        | 2         | \$166,000 |
|             | Noosa 25 MKII     |                | 231.41 | 24.9 | 4     | 2        | 2         | \$202,000 |
|             | Noosa 23 MKII     |                | 218.08 | 23.5 | 4     | 2        | 2         | \$193,000 |
|             | Noosa 23          |                | 210.04 | 22.6 | 4     | 2        | 2         | \$187,900 |
|             | Noosa 20          |                | 187.64 | 20.2 | 3     | 2        | 2         | \$172,100 |
| Sapphire 19 |                   | 179.30         | 19.3   | 3    | 2     | 2        | \$171,600 |           |

### TWO STOREY HOMES

| LOT WIDTH† | DESIGN          | HOME SIZE      |        | Beds | Baths | Carports | Garage    | PRICE     |
|------------|-----------------|----------------|--------|------|-------|----------|-----------|-----------|
|            |                 | m <sup>2</sup> | sq     |      |       |          |           |           |
| 10M+       | Cottesloe 36    |                | 332.79 | 35.8 | 5     | 3        | 3         | \$326,700 |
|            | Cottesloe 31    |                | 291.29 | 31.3 | 4     | 3        | 2.5       | \$289,100 |
|            | Cottesloe 27    |                | 250.24 | 26.9 | 4     | 1        | 2         | \$274,800 |
| 12.5M+     | Hampton 26      |                | 237.78 | 25.6 | 4     | 2        | 2.5       | \$239,900 |
|            | Alto 30         | NEW            | 275.15 | 29.6 | 4     | 3        | 2.5       | \$279,900 |
|            | Alto 27         | NEW            | 255.50 | 27.5 | 4     | 3        | 2.5       | \$266,900 |
|            | Alto 24         | NEW            | 220.11 | 23.7 | 4     | 2        | 2.5       | \$247,800 |
|            | Boston 36 MKII  | NEW            | 335.19 | 36.1 | 5     | 3        | 3         | \$311,800 |
|            | Boston 34 MKII  | NEW            | 319.02 | 34.3 | 5     | 3        | 3         | \$303,900 |
|            | Boston 32 MKII  | NEW            | 297.70 | 32.0 | 4     | 3        | 2.5       | \$295,200 |
|            | Seattle 36 MKII | NEW            | 333.81 | 35.9 | 4     | 3        | 3         | \$312,700 |
|            | Seattle 34 MKII | NEW            | 319.67 | 34.4 | 4     | 3        | 3         | \$307,100 |
|            | Seattle 33      | NEW            | 311.15 | 33.5 | 4     | 3        | 3         | \$301,300 |
|            | Seattle 32 MKII | NEW            | 301.44 | 32.5 | 4     | 3        | 2.5       | \$291,300 |
|            | Seattle 31      | NEW            | 291.58 | 31.4 | 4     | 3        | 2.5       | \$287,700 |
|            | Alto 35         | NEW            | 323.74 | 34.8 | 4     | 3        | 2.5       | \$311,200 |
|            | Alto 31         | NEW            | 285.01 | 30.7 | 4     | 3        | 2.5       | \$287,800 |
|            | Alto 28         | NEW            | 263.20 | 28.3 | 4     | 3        | 2.5       | \$275,500 |
| Alto 25    | NEW             | 235.44         | 25.3   | 4    | 2     | 2.5      | \$258,600 |           |
| 14M+       | Boston 42       | NEW            | 387.66 | 41.7 | 5     | 3        | 2         | \$337,100 |
|            | Boston 38       | NEW            | 355.77 | 38.2 | 5     | 3        | 2         | \$321,900 |
|            | Boston 35       | NEW            | 328.05 | 35.3 | 5     | 3        | 3         | \$309,400 |
|            | Boston 33       | NEW            | 306.78 | 33.0 | 4     | 3        | 2.5       | \$300,600 |
|            | Seattle 41      | NEW            | 377.22 | 40.6 | 4     | 4        | 3         | \$335,800 |
|            | Seattle 38      | NEW            | 355.17 | 38.2 | 4     | 4        | 3         | \$326,000 |
|            | Seattle 35      | NEW            | 329.45 | 35.5 | 4     | 4        | 3         | \$314,100 |
|            | Bahama 37       |                | 340.22 | 36.6 | 4     | 3        | 2.5       | \$313,200 |
| 14.5M+     | Bahama 33       |                | 303.23 | 32.6 | 4     | 3        | 2.5       | \$293,900 |
|            | Bronte 40       |                | 375.75 | 40.4 | 5     | 3        | 2.5       | \$349,700 |
| 16M+       | Bronte 38       |                | 358.11 | 38.5 | 4     | 3        | 2.5       | \$330,300 |
|            | Bahama 50       |                | 464.81 | 50.0 | 4     | 5        | 4         | \$402,800 |