

ELEGANCE INCLUSIONS PRICE LIST  
COFFS HARBOUR

# ELEGANCE

EFFECTIVE 24TH SEPTEMBER 2018

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## CORAL HOMES

# ELEGANCE INCLUSIONS PRICE LIST

## COFFS HARBOUR

### SINGLE STOREY HOMES

#### NARROW LOTS 9.5M+ TO 12.5M+ LOT WIDTHS

LOT WIDTH*	DESIGN	HOME SIZE						PRICE	
		m <sup>2</sup>	sq						
9.5M+	Brooklyn 14	126.31	13.6	3	1	2	1	\$182,200	
10M+	Ascot 22	200.44	21.6	3	2	2	2 CARS	\$231,000	
	Ascot 20	190.24	20.5	3	1	2	2 CARS	\$224,300	
	Monterey 21	189.97	20.4	3	2	2	1	\$224,000	
	Monterey 20	182.83	19.7	4	2	2	1	\$220,200	
12M+	Monterey 18	165.97	17.9	4	1	2	1	\$209,200	
	Manhattan 25 MKII	232	25	3	2	2	2	\$251,400	
	Manhattan 25	232	25	4	2	2	2	\$246,900	
	Manhattan 23	215.23	23.2	4	2	2	2	\$235,800	
	Manhattan 21	198	21.3	4	1	2	2	\$224,000	
	Manhattan 19	172.63	18.6	3	1	2	2	\$206,400	
	Montrose 20 MKII	NEW	185.72	20.0	4	2	2	2	\$214,000
	Montrose 20	NEW	185.72	20.0	4	2	2	2	\$211,700
	Montrose 19 MKII	NEW	179.82	19.4	4	2	2	2	\$210,700
	Montrose 19	NEW	180	19.4	4	2	2	2	\$209,100
	Noosa 22	NEW	208.52	22.4	4	2	2	2	\$226,000
	12.5M+	Avoca 26	239.42	25.8	4	2	2	2	\$254,700
Avoca 23		209.76	22.6	3	2	2	2	\$235,600	
Avoca 20		187.34	20.2	3	1	2	2	\$223,900	
Capri 25		229.32	24.7	4	3	2	2	\$243,200	
Capri 22		204.16	22	4	3	2	2	\$226,000	
Capri 20		185.48	20	4	2	2	2	\$215,900	
Capri 19		176.92	19	4	1	2	2	\$215,400	
Grange 25		230.8	24.8	4	3	2	2	\$240,400	
Grange 23		211.65	22.8	4	2	2	2	\$229,500	
Grange 22		205.08	22.1	4	2	2	2	\$225,700	
Grange 21		200.13	21.5	4	2	2	2	\$222,500	
Grange 20		190.51	20.5	4	2	2	2	\$216,400	
Kirra 23		213.11	22.9	4	2	2	2	\$230,300	
Milan 24		NEW	227.2	24.5	4	3	2	2	\$238,600
Milan 23		NEW	218.19	23.5	4	3	2	2	\$233,800
Milan 22		NEW	208.77	22.5	4	2	2	2	\$224,500
Milan 21		NEW	199.53	21.5	4	2	2	2	\$219,800
Milan 20		NEW	190.36	20.5	4	2	2	2	\$215,000
Musgrave 21			195.85	21.1	3	2	2	2	\$216,700
Newport 19			173.66	18.7	4	1	2	2	\$209,800
Noosa 25 MKIII	NEW	236.04	25.4	4	3	2	2	\$245,600	
Noosa 25 MKII		231.41	24.9	4	2	2	2	\$249,100	
Noosa 23 MKII		218.08	23.5	4	2	2	2	\$237,100	
Noosa 23		210.04	22.6	4	2	2	2	\$232,100	
Noosa 20		187.64	20.2	3	2	2	2	\$213,300	

### SINGLE STOREY HOMES

#### TRADITIONAL LOTS 14M+ TO 20M+ LOT WIDTHS

LOT WIDTH*	DESIGN	HOME SIZE						PRICE	
		m <sup>2</sup>	sq						
14M+	Grange 29	270.39	29.1	4	2	2	2	\$265,200	
	Grange 28	259.84	28	4	3	2	2	\$258,300	
	Grange 26	239.83	25.8	4	3	2	2	\$244,000	
	Grange 24	227.39	24.5	4	3	2	2	\$236,700	
	Lisbon 24 MKII	NEW	226.1	24.3	4	2	2	2	\$236,100
	Lisbon 23	NEW	217.04	23.4	4	2	2	2	\$233,400
	Milan 29	NEW	270.13	29.1	4	3	2	2	\$263,900
	Milan 27	NEW	254.14	27.4	4	3	2	2	\$257,400
	Milan 25	NEW	236.53	25.5	4	3	2	2	\$246,700
	Noosa 28 MKIII	NEW	265.46	28.6	4	3	2	2	\$258,600
	Noosa 26 MKIII	NEW	246.04	26.5	4	3	2	2	\$252,800
	Santorini 27 MKII		252	27.1	4	4	2	2	\$255,400
	Santorini 25		233.09	25.1	4	2	2	2	\$246,000
14.5M+	Santorini 23	216.64	23.3	4	2	2	2	\$237,500	
	Santorini 26	240.31	25.9	4	2	2	2	\$250,100	
	Santorini 25 MKII	234.61	25.3	4	2	2	2	\$247,200	
15M+	Santorini 29 MKII	269.37	29	4	4	2	2	\$265,300	
	Avoca 25	233.99	25.2	4	2	2	2	\$249,200	
	Lisbon 24	NEW	227.67	24.5	4	2	2	2	\$237,200
	Noosa 28		260.36	28	5	3	2	2	\$266,700
	Noosa 26		246.26	26.5	4	3	2	2	\$251,200
Noosa 25		237.7	25.6	4	2	2	2	\$247,500	

### SINGLE STOREY HOMES

#### TRADITIONAL LOTS 14M+ TO 20M+ LOT WIDTHS

16M+	Noosa 29	273.33	29.4	5	3	2	2	\$273,400	
	Lisbon 25 MKII	NEW	232.33	25	4	2	2	\$244,800	
	Lisbon 25	NEW	235.62	25.4	4	2	2	\$247,800	
16.5M+	Lisbon 29	NEW	269.61	29	4	3	2	\$260,600	
	Lisbon 27	NEW	254.51	27.4	4	3	2	\$253,500	
18M+	Daydream 32	296.41	31.9	4	4	2	2	\$284,800	
	Daydream 30	282.54	30.4	4	3	2	2	\$276,500	
	Daydream 28	261.38	28.1	4	3	2	2	\$262,000	
	Lisbon 35	NEW	324.51	34.9	4	4	2	2	\$291,000
	Lisbon 33	NEW	310.65	33.4	4	4	2	2	\$285,200
18.5M+	Lisbon 31	NEW	287.28	31	4	3	2	\$269,400	
	Barkley 12	110.64	11.9	3	1	1	1	\$162,700	
20M+	Casuarina 34	311.41	33.5	5	3	2	2	\$292,800	
	Casuarina 30	278.58	30	4	3	2	2	\$277,600	
	Marcoola 32	300.09	32.3	4	3	2	2	\$289,600	
	Marcoola 31	291.86	31.4	4	3	2	2	\$282,800	
	Marcoola 30	275.15	29.6	4	3	2	2	\$274,900	

### TWO STOREY HOMES

#### 10M+ TO 17M+ LOT WIDTHS

LOT WIDTH*	DESIGN	HOME SIZE						PRICE	
		m <sup>2</sup>	sq						
10M+	Cottesloe 36	332.79	35.8	5	3	3	2	\$390,200	
	Cottesloe 31	291.29	31.3	4	3	2.5	2	\$352,400	
	Cottesloe 27	250.24	26.9	4	1	2	2	\$334,600	
12.5M+	Alto 30	275.15	29.6	4	3	2.5	2	\$348,300	
	Alto 27	255.5	27.5	4	3	2.5	2	\$336,700	
	Alto 24	220.11	23.7	4	2	2.5	2	\$312,000	
	Boston 36 MKII	NEW	335.19	36.1	5	3	3	2	\$385,900
	Boston 34 MKII	NEW	319.02	34.3	5	3	3	2	\$376,300
	Boston 32 MKII	NEW	297.7	32	4	3	2.5	2	\$364,000
	Monash 29	NEW	270.2	29.1	4	3	2.5	2	\$330,700
	Monash 27	NEW	254.31	27.4	4	3	2.5	2	\$320,300
	Monash 25	NEW	238.1	25.1	4	2	2.5	2	\$310,100
	Seattle 36 MKII	NEW	333.81	35.9	4	3	3	2	\$386,300
	Seattle 34 MKII	NEW	319.67	34.4	4	3	3	2	\$378,600
	Seattle 33	NEW	311.15	33.5	4	3	3	2	\$373,100
	Seattle 32 MKII	NEW	301.44	32.5	4	3	2.5	2	\$362,000
Seattle 31	NEW	291.58	31.4	4	3	2.5	2	\$357,500	
14M+	Alto 35	323.74	34.8	4	3	2.5	2	\$383,200	
	Alto 31	288.16	31	4	3	2.5	2	\$356,700	
	Alto 28	263.2	28.3	4	3	2.5	2	\$342,400	
	Alto 25	238.21	25.6	4	2	2.5	2	\$324,000	
	Boston 42	NEW	387.66	41.7	5	3	3	2	\$413,900
	Boston 38	NEW	355.77	38.2	5	3	3	2	\$397,000
	Boston 35	NEW	328.05	35.3	5	3	3	2	\$381,400
	Boston 33	NEW	306.78	33	4	3	2.5	2	\$365,000
	Monash 32	NEW	301.21	32.4	4	3	2.5	2	\$342,400
	Monash 30	NEW	282.82	30.4	4	3	2.5	2	\$331,900
14.5M+	Seattle 41	NEW	377.22	40.6	4	4	3	2	\$413,700
	Seattle 38	NEW	355.17	38.2	4	4	3	2	\$401,600
	Seattle 35	NEW	329.45	35.5	4	4	3	2	\$387,900
	Bahama 37		340.22	36.6	4	3	2.5	2	\$394,000
	Bahama 33		303.23	32.6	4	3	2.5	2	\$372,200
16M+	Bronte 40	375.75	40.4	5	3	2.5	2	\$422,700	
17M+	Bahama 50	464.81	50	4	5	4	2	\$503,900	

### ACREAGE HOMES

#### 33M+ TO 38M+ LOT WIDTHS

LOT WIDTH*	DESIGN	HOME SIZE						PRICE
		m <sup>2</sup>	sq					
33M+	Winton 26	244.00	26.3	4	2	2	2	\$247,600
36M+	Cloncurry 37	344.68	37.1	4	3	2	2	\$328,000
	Longreach 33	302.44	32.6	4	3	2	2	\$286,800
38M+	Diamantina 37	344.10	37.0	4	3	2	2	\$322,400

**Effective 24th September 2018. Geographic restrictions apply.** Prices shown include the following: Up to \$2,400 building approval and water connection fee allowance | 3000 litre round steel rainwater tank system | N2 wind rating | R3.5 insulation to internal ceiling areas | R2.0 insulation and sarking to external walls | Roof sarking\* 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. OFT 62084C.