

# ELEGANCE INCLUSIONS PRICE LIST

## SYDNEY

### SINGLE STOREY HOMES

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

LOT WIDTH <sup>†</sup>	DESIGN	HOME SIZE		Beds	Baths	Pools	CARS	PRICE
		m <sup>2</sup>	sq					
9.5M+	Brooklyn 14	126.31	13.6	3	1	2	1	\$179,100
10M+	Ascot 22	200.44	21.6	3	2	2	2 CARS	\$228,600
	Ascot 20	190.24	20.5	3	1	2	2 CARS	\$221,800
	Flinders 16 MKII	<b>NEW</b> 149.42	16.08	3	1	2	1	\$191,200
	Flinders 16	<b>NEW</b> 147.5	15.88	3	1	2	1	\$189,700
	Monterey 21	189.97	20.4	3	2	2	1	\$224,600
	Monterey 20	182.83	19.7	4	2	2	1	\$220,900
	Monterey 18	165.97	17.9	4	1	2	1	\$209,100
12M+	Manhattan 25 MKII	232	25	3	2	2	2	\$251,100
	Manhattan 25	232	25	4	2	2	2	\$248,200
	Manhattan 23	215.23	23.2	4	2	2	2	\$236,100
	Manhattan 21	198	21.3	4	1	2	2	\$225,000
	Manhattan 19	172.63	18.6	3	1	2	2	\$205,000
	Montrose 20 MKII	<b>NEW</b> 185.72	20.0	4	2	2	2	\$216,000
	Montrose 20	<b>NEW</b> 185.72	20.0	4	2	2	2	\$213,400
12.5M+	Montrose 19 MKII	<b>NEW</b> 179.82	19.4	4	2	2	2	\$210,600
	Montrose 19	<b>NEW</b> 180	19.4	4	2	2	2	\$208,800
	Noosa 22	<b>NEW</b> 208.52	22.4	4	2	2	2	\$223,400
	Avoca 26	239.42	25.8	4	2	2	2	\$252,400
	Avoca 23	209.76	22.6	3	2	2	2	\$232,700
	Avoca 20	187.34	20.2	3	1	2	2	\$219,800
	Capri 25	229.32	24.7	4	3	2	2	\$245,400
	Capri 22	204.16	22	4	3	2	2	\$226,700
	Capri 20	185.48	20	4	2	2	2	\$215,100
	Capri 19	176.92	19	4	1	2	2	\$213,300
	Grange 25	230.8	24.8	4	3	2	2	\$241,300
	Grange 23	211.65	22.8	4	2	2	2	\$231,000
	Grange 22	205.08	22.1	4	2	2	2	\$226,600
	Grange 21	200.13	21.5	4	2	2	2	\$223,200
	Grange 20	190.51	20.5	4	2	2	2	\$216,100
	Kirra 23	213.11	22.9	4	2	2	2	\$232,900
	Milan 24	<b>NEW</b> 227.2	24.5	4	3	2	2	\$241,900
	Milan 23	<b>NEW</b> 218.19	23.5	4	3	2	2	\$236,600
	Milan 22	<b>NEW</b> 208.77	22.5	4	2	2	2	\$226,300
	Milan 21	<b>NEW</b> 199.53	21.5	4	2	2	2	\$220,900
	Milan 20	<b>NEW</b> 190.36	20.5	4	2	2	2	\$215,400
	Musgrave 21	195.85	21.1	3	2	2	2	\$217,500
Newport 19	173.66	18.7	4	1	2	2	\$207,600	
Noosa 25 MKIII	<b>NEW</b> 236.04	25.4	4	3	2	2	\$248,200	
Noosa 25 MKII	231.41	24.9	4	2	2	2	\$248,400	
Noosa 23 MKII	218.08	23.5	4	2	2	2	\$237,700	
Noosa 23	210.04	22.6	4	2	2	2	\$230,300	
Noosa 20	187.64	20.2	3	2	2	2	\$212,000	

### SINGLE STOREY HOMES

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

LOT WIDTH <sup>†</sup>	DESIGN	HOME SIZE		Beds	Baths	Pools	CARS	PRICE
		m <sup>2</sup>	sq					
14M+	Grange 29	270.39	29.1	4	2	2	2	\$267,800
	Grange 28	259.84	28	4	3	2	2	\$260,900
	Grange 26	239.83	25.8	4	3	2	2	\$246,100
	Grange 24	227.39	24.5	4	3	2	2	\$239,200
	Lisbon 24 MKII	<b>NEW</b> 226.1	24.3	4	2	2	2	\$237,300
	Lisbon 23	<b>NEW</b> 217.04	23.4	4	2	2	2	\$233,900
	Milan 29	<b>NEW</b> 270.13	29.1	4	3	2	2	\$266,800
	Milan 27	<b>NEW</b> 254.14	27.4	4	3	2	2	\$259,500
	Milan 25	<b>NEW</b> 236.53	25.5	4	3	2	2	\$248,600
	Noosa 28 MKIII	<b>NEW</b> 265.46	28.6	4	3	2	2	\$263,100
14.5M+	Noosa 26 MKIII	<b>NEW</b> 246.04	26.5	4	3	2	2	\$253,800
	Santorini 27 MKII	252	27.1	4	4	2	2	\$255,400
	Santorini 25	233.09	25.1	4	2	2	2	\$247,400
	Santorini 23	216.64	23.3	4	2	2	2	\$235,700
	Santorini 26	240.31	25.9	4	2	2	2	\$250,800
	Santorini 25 MKII	234.61	25.3	4	2	2	2	\$249,000
	Santorini 29 MKII	269.37	29	4	4	2	2	\$265,600
15M+	Avoca 25	233.99	25.2	4	2	2	2	\$251,100
	Lisbon 24	<b>NEW</b> 227.67	24.5	4	2	2	2	\$238,500
	Noosa 28	260.36	28	5	3	2	2	\$267,900
	Noosa 26	246.26	26.5	4	3	2	2	\$253,100
	Noosa 25	237.7	25.6	4	2	2	2	\$249,800
16M+	Noosa 29	273.33	29.4	5	3	2	2	\$275,000
	Lisbon 25 MKII	<b>NEW</b> 232.33	25	4	2	2	2	\$245,000
16.5M+	Lisbon 25	<b>NEW</b> 235.62	25.4	4	2	2	2	\$249,300
	Lisbon 29	<b>NEW</b> 269.61	29	4	3	2	2	\$265,900
	Lisbon 27	<b>NEW</b> 254.51	27.4	4	3	2	2	\$257,700

### SINGLE STOREY HOMES

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

LOT WIDTH <sup>†</sup>	DESIGN	HOME SIZE		Beds	Baths	Pools	CARS	PRICE
		m <sup>2</sup>	sq					
18M+	Daydream 32	296.41	31.9	4	4	2	2	\$285,500
	Daydream 30	282.54	30.4	4	3	2	2	\$280,200
	Daydream 28	261.38	28.1	4	3	2	2	\$259,800
	Lisbon 35	<b>NEW</b> 324.51	34.9	4	4	2	2	\$297,600
	Lisbon 33	<b>NEW</b> 310.65	33.4	4	4	2	2	\$289,300
18.5M+	Lisbon 31	<b>NEW</b> 287.28	31	4	3	2	2	\$274,300
	Barkley 12	110.64	11.9	3	1	1	1	\$158,800
20M+	Casuarina 34	311.41	33.5	5	3	2	2	\$296,400
	Casuarina 30	278.58	30	4	3	2	2	\$279,000
	Marcoola 32	300.09	32.3	4	3	2	2	\$285,500
	Marcoola 31	291.86	31.4	4	3	2	2	\$282,500
	Marcoola 30	275.15	29.6	4	3	2	2	\$275,000

### ACREAGE HOMES

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

LOT WIDTH <sup>†</sup>	DESIGN	HOME SIZE		Beds	Baths	Pools	CARS	PRICE
		m <sup>2</sup>	sq					
33M+	Winton 26	244.00	26.3	4	2	2	2	\$248,300
36M+	Cloncurry 37	344.68	37.1	4	3	2	2	\$329,900
	Longreach 33	302.44	32.6	4	3	2	2	\$287,000
38M+	Diamantina 37	344.10	37.0	4	3	2	2	\$321,200

### TWO STOREY HOMES

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

LOT WIDTH <sup>†</sup>	DESIGN	HOME SIZE		Beds	Baths	Pools	CARS	PRICE
		m <sup>2</sup>	sq					
10M+	Cottesloe 36	332.79	35.8	5	3	3	2	\$394,300
	Cottesloe 31	291.29	31.3	4	3	2.5	2	\$356,200
	Cottesloe 27	250.24	26.9	4	1	2	2	\$339,300
12.5M+	Alto 30	275.15	29.6	4	3	2.5	2	\$356,100
	Alto 27	255.5	27.5	4	3	2.5	2	\$343,900
	Alto 24	220.11	23.7	4	2	2.5	2	\$320,800
	Boston 36 MKII	<b>NEW</b> 335.19	36.1	5	3	3	2	\$383,800
	Boston 34 MKII	<b>NEW</b> 319.02	34.3	5	3	3	2	\$374,300
	Boston 32 MKII	<b>NEW</b> 297.7	32	4	3	2.5	2	\$364,000
	Monash 29	270.2	29.1	4	3	2.5	2	\$335,900
	Monash 27	254.31	27.4	4	3	2.5	2	\$325,400
	Monash 25	238.1	25.1	4	2	2.5	2	\$317,100
	Seattle 36 MKII	<b>NEW</b> 333.81	35.9	4	3	3	2	\$385,900
	Seattle 34 MKII	<b>NEW</b> 319.67	34.4	4	3	3	2	\$377,900
	Seattle 33	<b>NEW</b> 311.15	33.5	4	3	3	2	\$373,200
	Seattle 32 MKII	<b>NEW</b> 301.44	32.5	4	3	2.5	2	\$361,400
	Seattle 31	<b>NEW</b> 291.58	31.4	4	3	2.5	2	\$357,800
14M+	Alto 35	323.74	34.8	4	3	2.5	2	\$389,300
	Alto 31	288.16	31	4	3	2.5	2	\$365,600
	Alto 28	263.2	28.3	4	3	2.5	2	\$350,800
	Alto 25	238.21	25.6	4	2	2.5	2	\$332,900
	Boston 42	<b>NEW</b> 387.66	41.7	5	3	3	2	\$413,100
	Boston 38	<b>NEW</b> 355.77	38.2	5	3	3	2	\$395,000
	Boston 35	<b>NEW</b> 328.05	35.3	5	3	3	2	\$380,400
	Boston 33	<b>NEW</b> 306.78	33	4	3	2.5	2	\$364,300
	Monash 32	301.21	32.4	4	3	2.5	2	\$348,100
	Monash 30	<b>NEW</b> 282.82	30.4	4	3	2.5	2	\$338,600
14.5M+	Seattle 41	<b>NEW</b> 377.22	40.6	4	4	3	2	\$412,900
	Seattle 38	<b>NEW</b> 355.17	38.2	4	4	3	2	\$400,000
	Seattle 35	<b>NEW</b> 329.45	35.5	4	4	3	2	\$387,300
	Bahama 37	340.22	36.6	4	3	2.5	2	\$398,200
	Bahama 33	303.23	32.6	4	3	2.5	2	\$374,200
16M+	Bronte 40	375.75	40.4	5	3	2.5	2	\$422,700

### URBAN LIVING

LOT WIDTH <sup>†</sup>	DESIGN	HOME SIZE		Beds	Baths	Pools	CARS	PRICE
		m <sup>2</sup>	sq					
10M+	Ascot 21*	192	20.7	3	2	2	2 CARS	\$225,500
	Ascot 19*	179.97	19.4	3	1	2	2 CARS	\$216,900
	Ascot 18*	168	18.1	3	1	2	2 CARS	\$211,500

**Effective 31st October 2018. Geographic restrictions apply.** Prices shown include the following: Up to \$2,400 building approval and water connection fee allowance | N2 wind rating | NOTE: Additional costs may apply for BASIX compliance  
<sup>†</sup>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. \*Geographic restrictions apply to the availability of these homes. †Accommodates 2 small cars; garage size is 5800 x 5360. OFT 62084C.