

# ELEGANCE INCLUSIONS PRICE LIST

## COFFS HARBOUR

### SINGLE STOREY HOMES

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

LOT WIDTH†	DESIGN	HOME SIZE		🛏	🚗	🌳	🚗	PRICE
		m²	sq					
9.5M+	Brooklyn 14	126.31	13.6	3	1	2	1	\$182,200
	Ascot 22	200.44	21.6	3	2	2	2 CARS	\$231,000
10M+	Ascot 20	190.24	20.5	3	1	2	2 CARS	\$224,300
	Flinders 16 MKII <b>NEW</b>	149.42	16.08	3	1	2	1	\$196,700
	Flinders 16 <b>NEW</b>	147.5	15.88	3	1	2	1	\$195,400
	Monterey 21	189.97	20.4	3	2	2	1	\$224,000
	Monterey 20	182.83	19.7	4	2	2	1	\$220,200
	Monterey 18	165.97	17.9	4	1	2	1	\$209,200
	12M+	Manhattan 25 MKII	232	25	3	2	2	2
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 <b>NEW</b>		185.72	20.0	4	2	2	2	\$214,000
Montrose 20 <b>NEW</b>		185.72	20.0	4	2	2	2	\$211,700
Montrose 19 MKII <b>NEW</b>		179.82	19.4	4	2	2	2	\$210,800
Montrose 19 <b>NEW</b>		180	19.4	4	2	2	2	\$209,200
Noosa 22 <b>NEW</b>		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 <b>NEW</b>	227.2	24.5	4	3	2	2	\$238,600
	Milan 23 <b>NEW</b>	218.19	23.5	4	3	2	2	\$233,800
	Milan 22 <b>NEW</b>	208.77	22.5	4	2	2	2	\$224,500
	Milan 21 <b>NEW</b>	199.53	21.5	4	2	2	2	\$219,800
	Milan 20 <b>NEW</b>	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 <b>NEW</b>	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
		m²	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 <b>NEW</b>	226.1	24.3	4	2	2	2	\$236,100
	Lisbon 23 <b>NEW</b>	217.04	23.4	4	2	2	2	\$233,400
	Milan 29 <b>NEW</b>	270.13	29.1	4	3	2	2	\$263,900
	Milan 27 <b>NEW</b>	254.14	27.4	4	3	2	2	\$257,400
	Milan 25 <b>NEW</b>	236.53	25.5	4	3	2	2	\$246,700
	Noosa 28 MKIII <b>NEW</b>	265.46	28.6	4	3	2	2	\$258,600
	Noosa 26 MKIII <b>NEW</b>	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
	Santorini 23	216.64	23.3	4	2	2	2	\$237,500
	14.5M+	Santorini 26	240.31	25.9	4	2	2	2
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 <b>NEW</b>	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

LOT WIDTH†	DESIGN	HOME SIZE		🛏	🚗	🌳	🚗	PRICE
		m²	sq					
16M+	Noosa 29	273.33	29.4	5	3	2	2	\$273,400
	Lisbon 25 MKII <b>NEW</b>	232.33	25	4	2	2	2	\$244,800
	Lisbon 25 <b>NEW</b>	235.62	25.4	4	2	2	2	\$247,800
16.5M+	Lisbon 29 <b>NEW</b>	269.61	29	4	3	2	2	\$260,600
	Lisbon 27 <b>NEW</b>	254.51	27.4	4	3	2	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 <b>NEW</b>	324.51	34.9	4	4	2	2	\$291,000
	Lisbon 33 <b>NEW</b>	310.65	33.4	4	4	2	2	\$285,200
18.5M+	Lisbon 31 <b>NEW</b>	287.28	31	4	3	2	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

### ACREAGE HOMES

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

LOT WIDTH†	DESIGN	HOME SIZE		🛏	🚗	🌳	🚗	PRICE
		m²	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

### TWO STOREY HOMES

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

LOT WIDTH†	DESIGN	HOME SIZE		🛏	🚗	🌳	🚗	PRICE	
		m²	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	\$334,900	
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	\$312,100	
	Boston 36 MKII <b>NEW</b>	335.19	36.1	5	3	3	2	\$385,900	
	Boston 34 MKII <b>NEW</b>	319.02	34.3	5	3	3	2	\$376,300	
	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	\$330,700	
	Monash 27	254.31	27.4	4	3	2.5	2	\$320,300	
	Monash 25	238.1	25.1	4	2	2.5	2	\$310,100	
	Seattle 36 MKII <b>NEW</b>	333.81	35.9	4	3	3	2	\$386,300	
	Seattle 34 MKII <b>NEW</b>	319.67	34.4	4	3	3	2	\$378,600	
	Seattle 33 <b>NEW</b>	311.15	33.5	4	3	3	2	\$373,100	
	Seattle 32 MKII <b>NEW</b>	301.44	32.5	4	3	2.5	2	\$362,000	
	Seattle 31 <b>NEW</b>	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 <b>NEW</b>	387.66	41.7	5	3	3	2	\$413,900	
	Boston 38 <b>NEW</b>	355.77	38.2	5	3	3	2	\$397,000	
	Boston 35 <b>NEW</b>	328.05	35.3	5	3	3	2	\$381,400	
	Boston 33 <b>NEW</b>	306.78	33	4	3	2.5	2	\$365,000	
	Monash 32	301.21	32.4	4	3	2.5	2	\$342,400	
	Monash 30 <b>NEW</b>	282.82	30.4	4	3	2.5	2	\$331,900	
14.5M+	Seattle 41 <b>NEW</b>	377.22	40.6	4	4	3	2	\$413,700	
	Seattle 38 <b>NEW</b>	355.17	38.2	4	4	3	2	\$401,600	
	Seattle 35 <b>NEW</b>	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

**Effective 31st October 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.