

ELEGANCE INCLUSIONS PRICE LIST

NEWCASTLE AND CENTRAL COAST

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

LOT WIDTH [†]	DESIGN	HOME SIZE		Beds	Baths	Car Spaces	Garage	PRICE
		m ²	sq					
9.5M+	Brooklyn 14	126.31	13.6	3	1	2	1	\$172,300
10M+	Ascot 22	200.44	21.6	3	2	2	2 CARS	\$219,300
	Ascot 20	190.24	20.5	3	1	2	2 CARS	\$213,300
	Flinders 16 MKII	NEW 149.42	16.08	3	1	2	1	\$183,500
	Flinders 16	NEW 147.5	15.88	3	1	2	1	\$182,100
	Monterey 21	189.97	20.4	3	2	2	1	\$216,300
	Monterey 20	182.83	19.7	4	2	2	1	\$212,000
	Monterey 18	165.97	17.9	4	1	2	1	\$200,600
12M+	Manhattan 25 MKII	232	25	3	2	2	2	\$242,600
	Manhattan 25	232	25	4	2	2	2	\$237,600
	Manhattan 23	215.23	23.2	4	2	2	2	\$226,100
	Manhattan 21	198	21.3	4	1	2	2	\$215,900
	Manhattan 19	172.63	18.6	3	1	2	2	\$197,600
	Montrose 20 MKII	NEW 185.72	20.0	4	2	2	2	\$207,200
	Montrose 20	NEW 185.72	20.0	4	2	2	2	\$204,500
	Montrose 19 MKII	NEW 179.82	19.4	4	2	2	2	\$202,700
	Montrose 19	NEW 180	19.4	4	2	2	2	\$201,000
Noosa 22	NEW 208.52	22.4	4	2	2	2	\$214,300	
12.5M+	Avoca 26	239.42	25.8	4	2	2	2	\$243,300
	Avoca 23	209.76	22.6	3	2	2	2	\$223,700
	Avoca 20	187.34	20.2	3	1	2	2	\$212,000
	Capri 25	229.32	24.7	4	3	2	2	\$234,100
	Capri 22	204.16	22	4	3	2	2	\$216,700
	Capri 20	185.48	20	4	2	2	2	\$205,600
	Capri 19	176.92	19	4	1	2	2	\$204,000
	Grange 25	230.8	24.8	4	3	2	2	\$230,600
	Grange 23	211.65	22.8	4	2	2	2	\$220,600
	Grange 22	205.08	22.1	4	2	2	2	\$216,500
	Grange 21	200.13	21.5	4	2	2	2	\$213,200
	Grange 20	190.51	20.5	4	2	2	2	\$206,800
	Kirra 23	213.11	22.9	4	2	2	2	\$222,900
	Milan 24	NEW 227.2	24.5	4	3	2	2	\$232,100
	Milan 23	NEW 218.19	23.5	4	3	2	2	\$227,000
	Milan 22	NEW 208.77	22.5	4	2	2	2	\$217,500
	Milan 21	NEW 199.53	21.5	4	2	2	2	\$212,400
	Milan 20	NEW 190.36	20.5	4	2	2	2	\$207,100
	Musgrave 21	195.85	21.1	3	2	2	2	\$208,600
Newport 19	173.66	18.7	4	1	2	2	\$200,300	
Noosa 25 MKIII	NEW 236.04	25.4	4	3	2	2	\$238,500	
Noosa 25 MKII	231.41	24.9	4	2	2	2	\$238,300	
Noosa 23 MKII	218.08	23.5	4	2	2	2	\$227,800	
Noosa 23	210.04	22.6	4	2	2	2	\$220,800	
Noosa 20	187.64	20.2	3	2	2	2	\$203,100	

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

LOT WIDTH [†]	DESIGN	HOME SIZE		Beds	Baths	Car Spaces	Garage	PRICE
		m ²	sq					
14M+	Grange 29	270.39	29.1	4	2	2	2	\$255,900
	Grange 28	259.84	28	4	3	2	2	\$249,100
	Grange 26	239.83	25.8	4	3	2	2	\$235,000
	Grange 24	227.39	24.5	4	3	2	2	\$228,700
	Lisbon 24 MKII	NEW 226.1	24.3	4	2	2	2	\$227,100
	Lisbon 23	NEW 217.04	23.4	4	2	2	2	\$224,100
	Milan 29	NEW 270.13	29.1	4	3	2	2	\$256,100
	Milan 27	NEW 254.14	27.4	4	3	2	2	\$249,000
	Milan 25	NEW 236.53	25.5	4	3	2	2	\$238,200
	Noosa 28 MKIII	NEW 265.46	28.6	4	3	2	2	\$252,800
	Noosa 26 MKIII	NEW 246.04	26.5	4	3	2	2	\$243,900
	Santorini 27 MKII	252	27.1	4	4	2	2	\$245,100
14.5M+	Santorini 25	233.09	25.1	4	2	2	2	\$237,100
	Santorini 23	216.64	23.3	4	2	2	2	\$225,800
	Santorini 26	240.31	25.9	4	2	2	2	\$240,900
	Santorini 25 MKII	234.61	25.3	4	2	2	2	\$238,500
	Santorini 29 MKII	269.37	29	4	4	2	2	\$254,500
	Avoca 25	233.99	25.2	4	2	2	2	\$240,100
15M+	Lisbon 24	NEW 227.67	24.5	4	2	2	2	\$228,300
	Noosa 28	260.36	28	5	3	2	2	\$256,700
	Noosa 26	246.26	26.5	4	3	2	2	\$242,800
	Noosa 25	237.7	25.6	4	2	2	2	\$239,200
16M+	Noosa 29	273.33	29.4	5	3	2	2	\$263,700
	Lisbon 25 MKII	NEW 232.33	25	4	2	2	2	\$234,900
16.5M+	Lisbon 25	NEW 235.62	25.4	4	2	2	2	\$238,800
	Lisbon 29	NEW 269.61	29	4	3	2	2	\$255,100
	Lisbon 27	NEW 254.51	27.4	4	3	2	2	\$247,200

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

LOT WIDTH [†]	DESIGN	HOME SIZE		Beds	Baths	Car Spaces	Garage	PRICE
		m ²	sq					
18M+	Daydream 32	296.41	31.9	4	4	2	2	\$272,300
	Daydream 30	282.54	30.4	4	3	2	2	\$265,100
	Daydream 28	261.38	28.1	4	3	2	2	\$250,900
	Lisbon 35	NEW 324.51	34.9	4	4	2	2	\$285,800
	Lisbon 33	NEW 310.65	33.4	4	4	2	2	\$279,000
	Lisbon 31	NEW 287.28	31	4	3	2	2	\$263,100
18.5M+	Barkley 12	110.64	11.9	3	1	1	1	\$152,500
20M+	Casuarina 34	311.41	33.5	5	3	2	2	\$281,800
	Casuarina 30	278.58	30	4	3	2	2	\$266,000
	Marcoola 32	300.09	32.3	4	3	2	2	\$273,900
	Marcoola 31	291.86	31.4	4	3	2	2	\$270,700
Marcoola 30	275.15	29.6	4	3	2	2	\$264,200	

ACREAGE HOMES 33M+ TO 38M+ LOT WIDTHS

LOT WIDTH [†]	DESIGN	HOME SIZE		Beds	Baths	Car Spaces	Garage	PRICE
		m ²	sq					
33M+	Winton 26	244.00	26.3	4	2	2	2	\$237,600
	Winton 24	NEW 222.00	23.9	4	2	2	2	\$224,800
36M+	Cloncurry 37	344.68	37.1	4	3	2	2	\$313,300
	Longreach 33	302.44	32.6	4	3	2	2	\$274,700
	Winton 30	NEW 282.86	30.5	4	3	2	2	\$257,700
38M+	Winton 27	NEW 254.90	27.4	4	3	2	2	\$242,400
	Diamantina 37	344.10	37.0	4	3	2	2	\$306,900
Winton 33	NEW 310.45	33.4	4	4	2	2	\$277,100	

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

LOT WIDTH [†]	DESIGN	HOME SIZE		Beds	Baths	Car Spaces	Garage	PRICE
		m ²	sq					
10M+	Cottesloe 36	332.79	35.8	5	3	3	2	\$382,000
	Cottesloe 31	291.29	31.3	4	3	2.5	2	\$344,600
	Cottesloe 27	250.24	26.9	4	1	2	2	\$328,500
12.5M+	Alto 30	275.15	29.6	4	3	2.5	2	\$344,400
	Alto 27	255.5	27.5	4	3	2.5	2	\$331,700
	Alto 24	220.11	23.7	4	2	2.5	2	\$308,900
	Boston 36 MKII	NEW 335.19	36.1	5	3	3	2	\$371,500
	Boston 34 MKII	NEW 319.02	34.3	5	3	3	2	\$362,400
	Boston 32 MKII	NEW 297.7	32	4	3	2.5	2	\$352,600
	Monash 29	270.2	29.1	4	3	2.5	2	\$322,800
	Monash 27	254.31	27.4	4	3	2.5	2	\$312,700
	Monash 25	238.1	25.1	4	2	2.5	2	\$304,800
	Seattle 36 MKII	NEW 333.81	35.9	4	3	3	2	\$377,700
	Seattle 34 MKII	NEW 319.67	34.4	4	3	3	2	\$370,100
	Seattle 33	NEW 311.15	33.5	4	3	3	2	\$364,900
	Seattle 32 MKII	NEW 301.44	32.5	4	3	2.5	2	\$353,800
Seattle 31	NEW 291.58	31.4	4	3	2.5	2	\$349,900	
14M+	Alto 35	323.74	34.8	4	3	2.5	2	\$376,600
	Alto 31	288.16	31	4	3	2.5	2	\$353,300
	Alto 28	263.2	28.3	4	3	2.5	2	\$338,300
	Alto 25	238.21	25.6	4	2	2.5	2	\$320,700
	Boston 42	NEW 387.66	41.7	5	3	3	2	\$399,700
	Boston 38	NEW 355.77	38.2	5	3	3	2	\$382,200
	Boston 35	NEW 328.05	35.3	5	3	3	2	\$368,200
	Boston 33	NEW 306.78	33	4	3	2.5	2	\$352,300
	Monash 32	301.21	32.4	4	3	2.5	2	\$335,000
	Monash 30	NEW 282.82	30.4	4	3	2.5	2	\$325,200
	Seattle 41	NEW 377.22	40.6	4	4	3	2	\$404,400
Seattle 38	NEW 355.17	38.2	4	4	3	2	\$392,000	
Seattle 35	NEW 329.45	35.5	4	4	3	2	\$379,200	
14.5M+	Bahama 37	340.22	36.6	4	3	2.5	2	\$384,900
	Bahama 33	303.23	32.6	4	3	2.5	2	\$363,800

URBAN LIVING

LOT WIDTH [†]	DESIGN	HOME SIZE		Beds	Baths	Car Spaces	Garage	PRICE
		m ²	sq					
10M+	Ascot 21*	192	20.7	3	2	2	2 CARS*	\$228,400
	Ascot 19*	179.97	19.4	3	1	2	2 CARS*	\$219,000
	Ascot 18*	168	18.1	3	1	2	2 CARS*	\$213,100

Effective 1st January 2019. 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 *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.