

Parkwood Price List for Homes sited on Residential & Rural Blocks - March 10

All prices include GST	Model	Length	Width	Area	Price (incl GST)	\$ / m2	Number of Transport Sections	Add for site built deck as illustrated	Total including deck
<b>Cabins</b>	Pugh	9.0	4.0	36	\$60,880	\$1,691	1		\$60,880
	Fox	10.2	4.0	41	\$69,888	\$1,713	1	\$4,374	\$74,262
	Prout	10.2	4.4	42	\$70,880	\$1,683	1	\$4,374	\$75,254
	Earle	10.2	4.8	45	\$72,985	\$1,626	1	\$4,374	\$77,359
	Williams	10.8	4.8	48	\$76,169	\$1,598	1	\$4,374	\$80,543
	Dowling	11.2	4.0	45	\$74,799	\$1,670	1	\$4,374	\$79,173
	Smart Studio	12.0	4.0	48	\$75,493	\$1,573	1	\$4,374	\$79,867
	Gill	13.2	4.8	57	\$85,492	\$1,505	1		\$85,492
	Smart Apartment	15.0	4.0	60	\$84,928	\$1,415	1	\$4,374	\$89,302
	Cliff	12.0	4.0	96	\$144,862	\$1,509	2	\$9,623	\$154,484
<b>1 bed 1 bath</b>	Lycett	9.0	7.2	59	\$88,336	\$1,487	2		\$88,336
<b>2 bed 1 bath</b>	Heysen	7.5	7.2	54	\$85,337	\$1,580	2		\$85,337
	Glover	10.5	7.2	72	\$99,218	\$1,385	2		\$99,218
	Nolan	10.5	7.2	72	\$101,681	\$1,419	2		\$101,681
	Lambert	11.1	7.2	75	\$104,297	\$1,400	2		\$104,297
	Rees	10.6	7.2	75	\$101,609	\$1,357	2	\$4,374	\$105,982
	Passmore	11.0	7.2	76	\$100,731	\$1,320	2		\$100,731
	Ashton	10.9	7.2	78	\$110,577	\$1,409	2		\$110,577
	Lindsay	10.8	7.2	78	\$108,078	\$1,390	2		\$108,078
	Streeton	11.6	7.2	84	\$122,656	\$1,469	2		\$122,656
	Wakelin	13.0	7.2	88	\$117,148	\$1,328	2		\$117,148
	Fairweather	14.0	7.2	95	\$119,742	\$1,255	2		\$119,742
<b>2 bed 2 bath</b>	Drysdale	12.5	7.2	91	\$123,710	\$1,353	2	\$4,374	\$128,084
	Crosslands	14.0	7.2	95	\$123,500	\$1,295	2		\$123,500
<b>3 bed 1 bath</b>	Ramsay	10.8	7.2	78	\$107,997	\$1,389	2	\$4,374	\$112,371
	Davies	11.6	7.2	84	\$113,328	\$1,357	2	\$4,374	\$117,702
	McCubbin	12.5	7.2	90	\$116,873	\$1,299	2	\$4,374	\$121,247
	Boyd	12.9	7.2	91	\$117,851	\$1,289	2	\$4,374	\$122,225
	Preston	12.9	7.2	93	\$121,101	\$1,304	2	\$4,374	\$125,475
<b>3 bed 2 bath</b>	Patterson	15.4	7.2	105	\$132,383	\$1,255	2		\$132,383
	Martens	14.4	7.2	104	\$132,531	\$1,278	2	\$4,374	\$136,905
	Lewin	11.6	11.4	127	\$165,014	\$1,300	3		\$165,014
	Whiteley	14.0	11.4	145	\$170,620	\$1,175	3		\$170,620
<b>4 bed 2 bath</b>	Crowley	16.0	7.2	115	\$144,610	\$1,255	2	\$4,374	\$148,983
	Balson	16.0	7.2	115	\$147,252	\$1,278	2	\$4,374	\$151,626
	Withers	11.6	11.4	127	\$169,192	\$1,333	3		\$169,192
	Dobell	12.5	10.8	130	\$168,758	\$1,295	3		\$168,758
	Roberts	14.8	10.8	157	\$181,823	\$1,158	3		\$181,823
	Cossington	17.4	11.8	158	\$199,342	\$1,258	4	\$17,845	\$217,187
<b>Larger homes</b>	Russell 5-2	24.0	12.0	245	\$282,266	\$1,153	6	\$16,796	\$299,062
	Russell 5-3	24.0	12.0	245	\$290,944	\$1,189	6	\$16,796	\$307,740
	Russell 6-2	24.0	12.0	245	\$288,819	\$1,180	6	\$16,796	\$305,615
	Russell 6-3	24.0	12.0	245	\$294,682	\$1,204	6	\$16,796	\$311,478
<b>Concept Plans</b>	Bock	14.5	8.0	116	\$154,540	\$1,332	2		\$154,540
	Milson	14.0	11.8	151	\$190,868	\$1,266	4		\$190,868
	Conder	11.3	8.0	122	\$186,369	\$1,523	3		\$186,369
	Klippel	17.0	8.0	200	\$244,704	\$1,224	4		\$244,704

## **Parkwood's retail price for is based on the following assumptions**

Includes for delivery in the Central Coast to Lower Hunter District  
Installation on a clear accessible site (600mm rise)  
Reinforced concrete pier foundations & cyclone anchors (600mm ave height)  
Hardwood timber decks (Merbau)  
Colorbond roof, gutters & down pipes or 90mm PVC for tanks  
Vinyl or painted Fibre Cement Weatherboard Exterior Claddings  
75mm Insulation & sarking to walls and ceilings  
Glass entry door with latch and dead lock  
Flush or colonial internal passage doors  
Tiled floor to kitchen & wet areas  
Shower screen door  
Under bench electric oven & gas hot plates.  
Twin bowl stainless steel kitchen sink & flick mixer tap  
Rinnai Infinity 25 Hot Water Heater  
Ceiling exhaust fans to W.C. and bathroom  
Curtains & sheers hung on tracks in timber pelmets  
Carpet to bedrooms and living areas  
Council plans & Basix report

All Retail Prices include GST

### **Site works & charges not included in base price**

(However we can coordinate this work at an additional fee)

Council fees & levies, Home Owners Warranty Insurances  
Plant equipment involved in obtaining access to difficult sites  
Transport charges to distant sites and additional time charges incurred for difficult access sites  
Traveling and accommodation charges involved with distant sites for our installation crew  
Crane hire for installation (including travel and establishment cost)  
Steel foundations and foundation piers in excess of 900mm height  
Exterior entrance steps & perimeter under floor external skirting  
Additional decks & pergolas constructed on site  
Carports and garages (constructed on site)  
Site preliminaries including security fence, siltation barriers, onsite waste skip & temporary WC.  
On-site plumbing (including all stack work from PC fittings to the sewer connection). Stormwater and water tanks  
Site clearing and rock excavation  
Gas supply and connection. All gas lines from the supply to the appliances are to be carried out on site by others.  
On-site electrical connection (joining crossovers between sections and connection from the distribution board to town supply)

\*\* Some plans show site built decks. This work is subject to site inspection and distant project travelling charges.

\*\*\* Most homes are displayed using 3.6m floor sections. All homes can be constructed using 4.0m floors and special designs are available from 3.0 to 5.4m section widths with a maximum construction height 4.1m)

### **Residential Villages**

Listed prices are not applicable for homes sold for residential village sites. Please contact Parkwood or the Village directly for prices inclusive of all site cost. ( The site cost may includes for extra transport charges, crane hire, steps & skirting, site built decks and carports, sheds, fencing, concrete driveways, landscaping and connection of electrical & plumbing services )