

Parkwood Price List for Homes sited on Residential & Rural Blocks - Nov 08

All prices include GST	Model	Length	Width	Area	Price (incl GST)	\$ / m2	Number of Transport Sections	Add for site built deck 5.0x1.8 **	Total including deck
Cabins	Pugh	9.0	4.0	36	\$59,562	\$1,654	1		\$59,562
	Fox	10.2	4.0	41	\$67,944	\$1,665	1	\$4,627	\$72,571
	Prout	10.2	4.4	42	\$68,852	\$1,635	1	\$4,627	\$73,479
	Earle	10.2	4.8	45	\$70,735	\$1,576	1	\$4,627	\$75,362
	Williams	10.8	4.8	48	\$73,770	\$1,547	1	\$4,627	\$78,396
	Dowling	11.2	4.0	45	\$72,410	\$1,616	1	\$4,627	\$77,036
	Smart Studio	12.0	4.0	48	\$73,336	\$1,528	1	\$4,627	\$77,963
	Gill	13.2	4.8	57	\$82,739	\$1,457	1		\$82,739
	Smart Apartment	15.0	4.0	60	\$83,130	\$1,385	1	\$4,627	\$87,756
	Cliff	12.0	4.0	96	\$144,237	\$1,502	2	\$10,179	\$154,416
1 bed 1 bath	Lycett	9.0	7.2	59	\$86,180	\$1,451	2		\$86,180
2 bed 1 bath	Heysen	7.5	7.2	54	\$83,279	\$1,542	2		\$83,279
	Glover	10.5	7.2	72	\$96,193	\$1,343	2		\$96,193
	Nolan	10.5	7.2	72	\$98,406	\$1,374	2		\$98,406
	Lambert	11.1	7.2	75	\$100,321	\$1,346	2		\$100,321
	Rees	10.6	7.2	75	\$98,666	\$1,318	2	\$4,627	\$103,292
	Passmore	11.0	7.2	76	\$103,314	\$1,354	2		\$103,314
	Ashton	10.9	7.2	78	\$107,169	\$1,366	2		\$107,169
	Lindsay	10.8	7.2	78	\$104,741	\$1,347	2		\$104,741
	Streeton	11.6	7.2	84	\$107,480	\$1,287	2		\$107,480
	Wakelin	13.0	7.2	88	\$113,341	\$1,285	2		\$113,341
	Fairweather	14.0	7.2	95	\$115,195	\$1,207	2		\$115,195
2 bed 2 bath	Drysdale	12.5	7.2	91	\$118,880	\$1,300	2	\$4,627	\$123,506
	Crosslands	14.0	7.2	95	\$118,407	\$1,241	2		\$118,407
3 bed 1 bath	Ramsay	10.8	7.2	78	\$104,350	\$1,342	2	\$4,627	\$108,977
	Davies	11.6	7.2	84	\$109,276	\$1,308	2	\$4,627	\$113,903
	McCubbin	12.5	7.2	90	\$112,842	\$1,254	2	\$4,627	\$117,468
	Boyd	12.9	7.2	91	\$113,809	\$1,245	2	\$4,627	\$118,436
	Preston	12.9	7.2	93	\$117,745	\$1,268	2	\$4,627	\$122,372
3 bed 2 bath	Patterson	15.4	7.2	105	\$128,808	\$1,221	2		\$128,808
	Martens	14.4	7.2	104	\$128,900	\$1,243	2	\$4,627	\$133,526
	Lewin	11.6	11.4	127	\$160,030	\$1,261	3		\$160,030
	Whiteley	14.0	11.4	145	\$168,152	\$1,158	3		\$168,152
4 bed 2 bath	Crowley	16.0	7.2	115	\$140,593	\$1,220	2	\$4,627	\$145,220
	Balson	16.0	7.2	115	\$142,722	\$1,239	2	\$4,627	\$147,349
	Withers	11.6	11.4	127	\$163,733	\$1,290	3		\$163,733
	Dobell	12.5	10.8	130	\$161,460	\$1,239	3		\$161,460
	Roberts	14.8	10.8	157	\$176,673	\$1,126	3		\$176,673
	Cossington	17.4	11.8	158	\$192,262	\$1,214	4	\$18,877	\$211,139
Larger homes	Russell 5-2	24.0	12.0	245	\$273,516	\$1,118	6	\$17,766	\$291,283
	Russell 5-3	24.0	12.0	245	\$281,066	\$1,148	6	\$17,766	\$298,832
	Russell 6-2	24.0	12.0	245	\$279,491	\$1,142	6	\$17,766	\$297,258
	Russell 6-3	24.0	12.0	245	\$284,496	\$1,162	6	\$17,766	\$302,262
Concept Homes	Bock	14.5	8.0	116	\$150,862	\$1,301	2		\$150,862
	Milson	14.0	11.8	149	\$177,918	\$1,190	4		\$177,918
	Conder	11.3	8.0	122	\$179,808	\$1,469	3		\$179,808
	Klippel	17.0	8.0	200	\$237,660	\$1,188	4		\$237,660

The Retail Price for Parkwood homes 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 and Fibre Cement Weatherboard Exterior Claddings
75mm Insulation & sarking to walls and ceilings
Glass entry door with latch and dead lock
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 warranty insurance
Plant equipment involved in obtaining access to difficult sites
Transport charges to distant sites and additional time charges for difficult access sites
Travelling and accommodation charges involved with distant sites for the installation crew
Crane hire for installation (including travel and establishment cost)
Steel foundations and foundations 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 distance 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. 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)