

Parkwood Price List for Homes on Residential Blocks - Oct 12

All prices include GST	Model	Length	Width	Area	Price (incl GST)	\$ / m2	Number of Sections	Add for site built deck as illustrated **	Total including deck
2 bed 1 bath	Lycett	9.0	7.2	59.4	\$95,934	\$1,615	2	\$0	\$95,934
	Heysen	7.5	7.2	54.0	\$93,379	\$1,729	2	\$0	\$93,379
	Glover	10.5	7.2	71.6	\$106,978	\$1,493	2	\$0	\$106,978
	Nolan	9.0	7.2	71.6	\$109,999	\$1,535	2	\$0	\$109,999
	Lambert	10.2	7.2	74.5	\$113,577	\$1,525	2	\$0	\$113,577
	Rees	10.6	7.2	74.9	\$109,685	\$1,465	2	\$3,924	\$113,609
	Passmore	11.0	7.2	76.3	\$115,019	\$1,507	2	\$0	\$115,019
	Lindsay	10.8	7.2	77.8	\$117,510	\$1,511	2	\$0	\$117,510
	Ashton	10.9	7.2	78.5	\$119,445	\$1,522	2	\$0	\$119,445
	Streeton	11.6	7.2	83.5	\$120,595	\$1,444	2	\$0	\$120,595
	Wakelin	13.0	7.2	88.2	\$126,958	\$1,439	2	\$0	\$126,958
Fairweather	14.0	7.2	95.4	\$130,478	\$1,368	2	\$0	\$130,478	
2 bed 2 bath	Drysdale	12.5	7.2	91.4	\$133,103	\$1,456	2	\$3,924	\$137,027
	Crosslands	14.0	7.2	95.4	\$133,905	\$1,404	2	\$0	\$133,905
3bed 1 bath	Ramsay	10.8	7.2	77.8	\$116,223	\$1,495	2	\$3,924	\$120,147
	Davies	11.6	7.2	83.5	\$121,815	\$1,459	2	\$3,924	\$125,739
	McCubbin	12.5	7.2	90.0	\$125,633	\$1,396	2	\$3,924	\$129,557
	Boyd	12.9	7.2	91.4	\$127,300	\$1,392	2	\$3,924	\$131,224
	Preston	12.9	7.2	92.9	\$130,785	\$1,408	2	\$3,924	\$134,708
3 bed 2 bath	Patterson	15.4	7.2	105.5	\$144,021	\$1,365	2	\$0	\$144,021
	Martens	14.4	7.2	103.7	\$143,699	\$1,386	2	\$3,924	\$147,622
	Lewin	11.6	11.4	126.9	\$176,018	\$1,387	3	\$0	\$176,018
	Whiteley	14.0	11.4	145.2	\$182,691	\$1,258	3	\$0	\$182,691
	Milson	10.5	14.8	163.1	\$204,020	\$1,251	4	\$0	\$204,020
4 - 6 bed 2 bath	Crowley	16.0	7.2	115.2	\$157,649	\$1,368	2	\$3,924	\$161,573
	Balson	16.0	7.2	115.2	\$160,309	\$1,392	2	\$3,924	\$164,233
	Withers	11.6	11.4	126.9	\$177,061	\$1,395	3	\$0	\$177,061
	Dobell	12.5	10.8	130.3	\$178,651	\$1,371	3	\$0	\$178,651
	Roberts	14.0	10.8	148.3	\$191,472	\$1,291	3	\$0	\$191,472
	Cossington	17.4	11.8	158.4	\$213,139	\$1,346	4	\$16,010	\$229,148
	Russell 5-2	24.0	12.0	244.7	\$302,098	\$1,234	6	\$15,068	\$317,166
	Russell 6-2	24.0	12.0	244.7	\$308,994	\$1,263	6	\$15,068	\$324,062
	Russell 5-3	24.0	12.0	244.7	\$311,904	\$1,274	6	\$15,068	\$326,972
	Russell 6-3	24.0	12.0	244.7	\$315,213	\$1,288	6	\$15,068	\$330,281

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

Prices include for delivery in the Central Coast to Lower Hunter District
Installation on a clear accessible site
Reinforced concrete pier foundations & cyclone anchors (600mm ave height)
Hardwood timber decks standard
Colorbond roof, gutters & down pipes or 90mm PVC for tanks water supply
All designs are priced with a gable roof (except a skillion roof is standard on the Milson design & square-line for all Pod designs) - Other roof shapes may be available for most home designs.
Vinyl or painted Fibre Cement Weatherboard Exterior Claddings
Enclosed floor cavity with 6mm FC sheeting & 50mm batt insulation, 75mm batt insulation & sarking to walls, 55mm above ceilings & 55mm blanket with reflective sarking to the underside of the metal roofing
Glass entry door with latch and dead lock
Flush or colonial internal passage doors
Tiled floor to entry, kitchen & all wet areas
Pivot 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
Externally vented ceiling exhaust fans to W.C. and bathroom
Curtains & sheers hung on tracks in timber pelmets or roller blinds to bedroom & living room windows
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) Usually the crane will bill you directly
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 travelling charges for distant and remote project .

*** 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)