

# price list



kennedy bay

## INDIGO RELEASE 2 - NEW!

| CURRENT AT             |                   | 14 April 2025 |       |            |      |           |           |        |                           |
|------------------------|-------------------|---------------|-------|------------|------|-----------|-----------|--------|---------------------------|
| Lot/Address            | Size (m2)         | Frontage      | Depth | Titles Due | Bal  | Status    | Lot Price | R Code | Two-Storey Build Required |
| Lot 218 Tidal Drive    | 369m <sup>2</sup> | 12.5m         | 29.5m | Jul-25     | 12.5 | On Hold   | \$495,000 | RMD25  | Yes                       |
| Lot 219 Tidal Drive    | 368m <sup>2</sup> | 12.5m         | 29.4m | Jul-25     | 12.5 | Available | \$494,000 | RMD25  | Yes                       |
| Lot 268 Norfolk Avenue | 375m <sup>2</sup> | 12.5m         | 30m   | Jun-25     | 12.5 | Available | \$402,000 | RMD40  | Yes                       |
| Lot 269 Norfolk Avenue | 375m <sup>2</sup> | 12.5m         | 30m   | Jun-25     | 12.5 | Available | \$402,000 | RMD40  | Yes                       |
| Lot 270 Norfolk Avenue | 375m <sup>2</sup> | 12.5m         | 30m   | Jun-25     | 12.5 | Available | \$402,000 | RMD40  | Yes                       |

\*Lots 218, 219, 240, 241 & 268-272 require two-storey builds

## COBALT RELEASE 1

| CURRENT AT          |                   | 14 April 2025 |       |            |     |         |           |        |  |
|---------------------|-------------------|---------------|-------|------------|-----|---------|-----------|--------|--|
| Lot/Address         | Size (m2)         | Frontage      | Depth | Titles Due | Bal | Status  | Lot Price | R Code |  |
| Lot 235 Carnac Road | 375m <sup>2</sup> | 12.5m         | 30m   | Jun-25     | LOW | On Hold | \$378,000 | RMD30  |  |

## INDIGO RELEASE 1

| CURRENT AT             |                   | 14 April 2025 |       |            |      |           |           |        |                           |
|------------------------|-------------------|---------------|-------|------------|------|-----------|-----------|--------|---------------------------|
| Lot/Address            | Size (m2)         | Frontage      | Depth | Titles Due | Bal  | Status    | Lot Price | R Code | Two-Storey Build Required |
| Lot 257 Tidal Drive    | 457m <sup>2</sup> | 14.6m         | 40.3m | Jun-25     | 12.5 | On Hold   | \$409,000 | RMD30  |                           |
| Lot 260 Norfolk Avenue | 497m <sup>2</sup> | 21.5m         | 30m   | Jun-25     | 12.5 | Available | \$440,000 | RMD40  | Yes                       |
| Lot 266 Norfolk Avenue | 450m <sup>2</sup> | 15m           | 30m   | Jun-25     | 12.5 | Available | \$428,000 | RMD40  | Yes                       |

\*Lots 260-267 require two-storey builds

## INTO PLACE EXCLUSIVES - TOWNHOMES

| CURRENT AT          |                   | 14 April 2025 |       |            |      |           |                 |        |  |
|---------------------|-------------------|---------------|-------|------------|------|-----------|-----------------|--------|--|
| Lot/Address         | Size (m2)         | Frontage      | Depth | Titles Due | Bal  | Status    | Package Price   | R Code |  |
| Lot 160 Tidal Drive | 181m <sup>2</sup> | 7.5m          | 25m   | Jun-25     | 12.5 | Available | From \$749,900* | RMD60  |  |
| Lot 161 Tidal Drive | 187m <sup>2</sup> | 7.5m          | 25m   | Jun-25     | 12.5 | Available | From \$804,900* | RMD60  |  |
| Lot 162 Tidal Drive | 187m <sup>2</sup> | 7.5m          | 25m   | Jun-25     | 12.5 | Available | From \$799,900* | RMD60  |  |
| Lot 164 Tidal Drive | 187m <sup>2</sup> | 7.5m          | 25m   | Jun-25     | 12.5 | Available | From \$804,900* | RMD60  |  |
| Lot 165 Tidal Drive | 187m <sup>2</sup> | 7.5m          | 25m   | Jun-25     | 12.5 | Available | From \$799,900* | RMD60  |  |
| Lot 166 Tidal Drive | 187m <sup>2</sup> | 7.5m          | 25m   | Jun-25     | LOW  | Available | From \$804,900* | RMD60  |  |
| Lot 167 Tidal Drive | 181m <sup>2</sup> | 7.5m          | 25m   | Jun-25     | LOW  | Available | From \$749,900* | RMD60  |  |



refer to our builder portal for all information



fencing + front landscaping included



site class – A class footing details (tbc)

\$5,000

required for land deposits



OptiComm internet connection



soakwells required

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**\*Terms and conditions apply** - Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey. \*Full retail prices are as advertised. The promotional advertised price includes an incentive as noted as either a land rebate or builder incentive or other. Any rebate is only applicable on selected lots and is paid at settlement.

# cobalt release



kennedy bay

PRELIMINARY



- Cobalt Release 1
- Cobalt Release 2
- Golf Course Release 1
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullys
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

**B** BAL - 12.5    **B** BAL - 19



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**veris** Ref: 603124 January 2025

# indigo release



kennedy bay

PRELIMINARY



- Indigo Release 1
- Indigo Release 2
- Golf Course Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullies
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

B BAL - 12.5 B BAL - 19



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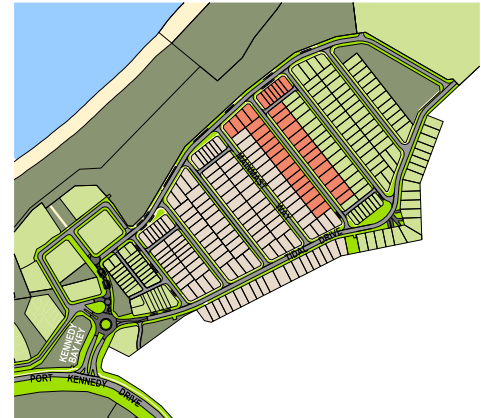
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veris Ref: 603124 May 2024

## PRELIMINARY



location plan

- |  |                      |  |                                         |  |                  |
|--|----------------------|--|-----------------------------------------|--|------------------|
|  | <b>Azure Release</b> |  | power connection                        |  | retaining wall   |
|  | existing residential |  | transformer site                        |  | lot level        |
|  | future residential   |  | drainage; manhole, gullys               |  | garage locations |
|  |                      |  | water; hydrant, valve, house connection |  | footpath         |
|  |                      |  | sewer; manhole, house connection        |  | road levels      |
|  |                      |  | comms connection                        |  | street light     |
|  |                      |  | street tree location                    |  |                  |

**B** BAL - 12.5 **B** BAL - 19



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